

TMM notes, Rātū, te 6 o Paenga-whāwhā 2021

Central – Jamie

- [REDACTED]
- St Gerard's, Mt Victoria (Cat 1) – a Wellington icon; owners have been unable to raise \$10 million for strengthening; future uncertain.

Out of scope

Alison Dangerfield

From: Alison Dangerfield
Sent: Monday, 19 October 2020 11:40 am
To: Stephanie Pietromonaco
Subject: St Gerards
Attachments: Cuba Street, Essay, A French.docx

Stephanie

Good to meet up last week. This will be an exacting task for you and we are ready to help where we can. I won't make any contact with other parties until you are ready. However those three people I mentioned are:

Maurice Clark - developer

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Anne French – author and editor, essay on Cuba St attached

[REDACTED]
[REDACTED].com

Greg Vossler – who could help with regard to St Gerards contribution to the Wellington landscape and harbourscape

[REDACTED]

All the best.

Ngā mihi

Alison

Alison Dangerfield | Area Manager | *Kaiwhakahaere ā-Takiwā* | Central Region | *Te Tari o te Takiwā o Te Pūtahi a Māui* | Heritage New Zealand Pouhere Taonga | P.O. Box 2629 | Level 1, 79 Boulcott St | Wellington 6140 | Ph: (64) 4) 494-8320 | DDI: 494-8327 |

Tairangahia ā tua whakarere; Tātakihia ngā reanga o āmuri ake nei – Honouring the past; Inspiring the future

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Alison Dangerfield

From: Alison Dangerfield
Sent: Monday, 12 October 2020 9:41 am
To: Stephanie Pietromonaco
Subject: RE: St Gerard's Monastery

Stephanie

Welcome back. Great to see you helping St Gerards.

Would you like to catch up later on this week? Wednesday afternoon or any time Thursday?

Alison

From: Stephanie Pietromonaco [REDACTED]
Sent: Tuesday, 6 October 2020 12:20 pm
To: Alison Dangerfield
Subject: St Gerard's Monastery

Kia ora Alison,

I hope you're doing well. It's been awhile as I was away on maternity leave. I am back at work and have signed on with ICPE Mission, the owners of St Gerard's monastery, to help secure funding to perform a feasibility study. As you may already be aware, the monastery and attached church have been deemed earthquake prone, with a rating somewhere around 25% NBS.

You were a wealth of information when I was working on Sacred Heart Cathedral last year, and I would really appreciate your advice if you have time to catchup.

Ngā mihi nui,
Stephanie

Stephanie Pietromonaco | CONSULTANT | AskRIGHT

[REDACTED] | [REDACTED]
www.askright.com | [Monthly eNewsletter](#) | [Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#)

This email and any attachments are confidential to the person/s addressed. If received in error, please notify the sender and delete the email.

Geraldine Baumann

From: Jamie Jacobs
Sent: Monday, 13 July 2020 4:24 PM
To: rosiegordon@mediaworks.co.nz
Cc: Jamie Douglas; Alison Dangerfield
Subject: FW: media request for interview re: St Gerard's Monastery

Kia ora Rosie,

Thank you for your interest in St Gerard's church and monastery in Wellington. Heritage New Zealand Pouhere Taonga is hopeful the owner will find a funding solution that keeps St Gerard's as a significant part of Wellington's history, heritage and culture. It is a grand building with a commanding presence in Mount Victoria overlooking the harbour – its architectural and aesthetic merits are much admired and have been visually captured over the years.

Heritage New Zealand Pouhere Taonga has recognised its significance as a Category 1 historic place entered on the New Zealand Heritage List/ Rārangi Kōrero. It has protection through heritage scheduling with the Wellington City Council. We are delighted to read that the Director of St Gerard's church and monastery, Silvana Abela, indicated that funding options are being explored and they are taking responsibility for its ongoing care.

Ngā mihi

Jamie

Dr Jamie Jacobs | Director / Kaiwhakahaere Matua | Pūtahi Central Region | Heritage New Zealand Pouhere Taonga | PO Box 2629 Wellington | Ph: +64 (4) 494 8320 | DDI 494 8321 | jjacobs@heritage.org.nz | Visit www.heritage.org.nz and learn about New Zealand's heritage places.

Tairangahia a tua whakarere; Tātakihia ngā reanga o āmuri ake nei – Honouring the past; Inspiring the future

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Geraldine Baumann

From: Jamie Jacobs
Sent: Monday, 13 July 2020 1:48 PM
To: Jamie Douglas; Alison Dangerfield
Subject: RE: media request for interview re: St Gerard's Monastery

Kia ora Jamie,

What is with all these media requests lately!

I haven't been directly involved with anything at St Gerard's, so unless Alison has, then I think in this case – with essentially no advance warning -- we would prefer email comment (and I can't say necessarily that we have time to prioritise this today).

Cheers,
Jamie

From: Jamie Douglas
Sent: Monday, July 13, 2020 1:44 PM
To: Jamie Jacobs; Alison Dangerfield
Subject: media request for interview re: St Gerard's Monastery
Importance: High

Kia ora kōrua,

Rosie Gordon (Newshub/TV3 027 2431119) is wanting comment or a short interview with HNZPT this afternoon on St Gerard's Monastery – see link below:

https://www.nzherald.co.nz/nz/news/article.cfm?c_id=1&objectid=12347189

She is interested in what our position is on its future – and what values it has in heritage and architectural terms.

~~If we can't do a quick to camera interview (preferable) she would be receptive to a comment via email.~~

Cheers,
Jamie D

Jamie Douglas | Manager Communications | Heritage New Zealand Pouhere Taonga | PO Box 2629, Wellington 6140, New Zealand | Ph: 04 472 4341 Ext: 4182 | DD: 04 470 8066 | Cell: 027 683 9065

Visit heritage.org.nz and learn more about New Zealand's heritage places

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12004-119

Alison Dangerfield

From: Gordon Copeland [REDACTED]
Sent: Saturday, 23 July 2016 1:18 p.m.
To: Alison Dangerfield
Subject: Re: St Gerard's Monastery & Church

Thank you so much for the letter Alison. Very much appreciated.

With all good wishes,

Gordon Copeland

[REDACTED]
[REDACTED]

Phone [REDACTED]

From: Alison Dangerfield
Sent: Friday, July 22, 2016 1:30 PM
To: [REDACTED]
Subject: St Gerard's Monastery & Church

Gordon

Best wishes

Alison

Alison Dangerfield | Heritage Advisor Architecture | Central Region | Heritage New Zealand Pouhere Taonga | P O Box 2629 | Level, 7 69 Boulcott St | Wellington 6140 | Ph: (64 4) 494-8320, | DDI: 494-8327 |
Visit www.heritage.org.nz and learn more about New Zealand's heritage places

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22 July 2016

The Lottery Environment & Heritage Committee Coordinator
New Zealand Lottery Grants Board
c/- Local Government and Community Branch
P.O. Box 805
Wellington

**Application for funding in support of Cultural Heritage
St Gerard's Monastery and Church**

I write on behalf of Heritage New Zealand to support the application for funding for St Gerard's Monastery and Church. The two buildings are both category 1 heritage listed historic places and recognised for their outstanding and special heritage values.

Heritage New Zealand has worked with the chairperson of the Saint Gerard's Maintenance and Restoration Fund to support the work to protect these culturally important historical buildings. It is vital to ensure the survival of monastery and church as it is hard to imagine Wellington without them. They are integral to the identity of the city and held in very high public esteem as landmarks on of one the most prominent and dramatic sites in Wellington. The workmanship and materials are stated to be of exceptionally high quality, and the monastery is said to be a pioneering example in reinforced concrete construction.

The process of earthquake strengthening design involves several stages of assessment to ensure the best approach at the right level is taken – both for strengthening and for the historic values. Any strengthening programme is likely to be costly. Being assured of the best approach, with the most suitable outcome, is ideal.

The Saint Gerard's Maintenance and Restoration Fund, who is working to achieve the strengthened outcome, is taking the prudent step of a peer review of the detailed structural assessment of the current buildings before committing to costly structural work.

This is a step which Heritage New Zealand often recommends. It can act as a prompt to alternative strengthening options that might result in reduced costs. Our experience is that a peer review has often clarified the seismic vulnerabilities of a building, fine-tuned the need for strengthening, and reduced the subsequent costs that the structural work entails.

It is essentially another look at the seismic issues to make sure the answer is the best one. The final outcome of strengthened buildings may be a step advanced with a peer review.

Heritage New Zealand endorses the application.

Yours sincerely

Alison Dangerfield
Heritage Advisor Architecture

Alison Dangerfield

From: Gordon Copeland <[REDACTED]>
Sent: Friday, 15 July 2016 1:07 p.m.
To: Alison Dangerfield
Subject: Letter to the Lottery Grant's Board.

Dear Alison,

I refer to our conversation earlier today.

The initial seismic strengthening was carried out by Clendon Burns and Park and was costed by a Quantity Surveyor at \$10 million. We went with that for a while but based on information from other engineers and the counter intuitive ratings Clendon Burns had produced (the Monastery at just 18% of code and the Church at 26% even although the Monastery is constructed with steel reinforced concrete with a brick veneer, while the Church is brick masonry), we harboured real reservations about its accuracy. Also the cost was way more than we had envisaged.

A decision was then taken to seek a 2nd opinion and that will be completed by Dunning Thornton. In addition we will, on their advice, have the strenth of the concret evaluated, hopefully to rule out "concrete cancer" The all up cost will be \$82,000.

I find that I do not have a continuous electronic copy of Dunning Thornton's February letter so I will ask for one and send a copy on to you.

With all good wishes.

Gordon Copeland
pp ICPE

[REDACTED]
[REDACTED]

Phone: [REDACTED]

Alison Dangerfield

From: Gordon Copeland <[REDACTED]>
Sent: Thursday, 14 July 2016 2:02 p.m.
To: Alison Dangerfield
Subject: Letter of Support for Grant request.

Dear Alison,

Further to my email on Saturday and the message on your phone, I attach a letter which I have drafted for the Mayor.

Could you please address and head your support letter in the same way so that we have a 'standard' format.

Please then forward your letter as an attachment.

With all good wishes,

Gordon Copeland

[REDACTED]
[REDACTED]
[REDACTED]

Alison Dangerfield

From: Gordon Copeland [REDACTED]
Sent: Saturday, 9 July 2016 4:04 p.m.
To: Alison Dangerfield
Subject: Engineering Assessment Costs for Earthquake Strenthening; St Gerard's

Dear Alison,

During our meeting a couple of months, ago I mentioned that the St Gerard's Trust Board had decided to seek a 2nd engineering assessment for the seismic strengthening of the Church and Monastery.

The quote from Dunning Thornton to do that is \$62,000, which we want to part fund (\$30,000) from the Lottery Grants Board. We are required to submit with the application at least 2 letters of support and would be most grateful if Heritage NZ could provide one of those.

It would need to be addressed to "The Institute For World Evangelisation – ICPE Mission (New Zealand Branch), 75 Hawker Street, Mt Victoria, Wellington 6011"

Time is of the essence since we need to lodge application before 27 July.

Warmest regards.

Gordon Copeland

[REDACTED]
[REDACTED]
[REDACTED]

12004-119

Alison Dangerfield



From: Alison Dangerfield
Sent: Monday, 14 March 2016 2:53 p.m.
To: [REDACTED]
Subject: Incentive Fund

Gordon
Our legal staff have confirmed what I thought:

Under clause 5.4 of the Incentive Fund Policy, it provides:

Persons and agencies eligible for funding from the New Zealand Lottery Grants Board, including not-for-profit groups and organisations such as incorporated societies, charitable trusts and companies with charitable status, will not be eligible to apply to the fund.

So I'm sorry the 'owner' will not be eligible to apply, as the owner is a charitable entity.

Regards

Alison

Alison Dangerfield | Heritage Advisor Architecture | Central Region | Heritage New Zealand Pouhere Taonga | P O Box 2629 | Level, 7 69 Boulcott St | Wellington 6140 | Ph: (64 4) 494-8320 | DDI: 494-8327 |
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Alison Dangerfield

From: Gordon Copeland <[REDACTED]>
Sent: Monday, 14 March 2016 11:38 a.m.
To: Alison Dangerfield
Subject: St Gerards Church and Monastery
Attachments: Image (67).jpg; Image (68).jpg; Image (69).jpg; Image (70).jpg

Dear Alison,

Thank you for meeting with me on Friday.

I am responding to your request about the legal status of the owners of St Gerard's and of the "support" Fund.

The property is owned by the Institute for World Evangelisation – ICPE Mission (New Zealand Branch) - (ICPE) - which is registered under the Charitable Trusts Act 1957. The registration number is 477801, dated 7 April 2006. It is also registered under the Charities Act 2005. The registration number is CC26004, dated 17 June 2008.

As discussed, I am the Chair of the Saint Gerard's Maintenance and Restoration Fund (SGMRF) which is also incorporated under the Charitable Trusts Act 1957. The registration number is 2275876 and is dated 1 July 2009. It too is registered under the Charities Act 2005, number CC41580, dated 29 July 2009.

As discussed, the SGMRF was created as a secular vehicle to assist the ICPE with fundraising. All funds raised are loaned to the ICPE interest free, and are written off over a period of 20 years.

Have just decided to scan all 4 documents! See attachments.

I hope we might still find a way in which Heritage NZ can assist with some funding! Please give me a call if you need any further information..

With all good wishes,

Gordon Copeland
Chair
SGMRF

[REDACTED]
[REDACTED]
[REDACTED]



CERTIFICATE OF INCORPORATION

INSTITUTE FOR WORLD EVANGELISATION - ICPE MISSION
(NEW ZEALAND BRANCH)
477801

This is to certify that INTERNATIONAL CATHOLIC PROGRAMME OF EVANGELISATION (NEW ZEALAND BRANCH) was incorporated under the Charitable Trusts Act 1957 on the 1st day of August 1990 and changed its name to INSTITUTE FOR WORLD EVANGELISATION - ICPE MISSION (NEW ZEALAND BRANCH) on the 7th day of April 2006.

Development

MANATŪ ŌHANGA

Companies Office

I HEREBY CERTIFY THAT I HAVE SIGHTED THE ORIGINAL OF THIS DOCUMENT AND THAT THIS IS A TRUE COPY THEREOF

(M.R. LUXFORD)
A SOLICITOR OF THE HIGH COURT OF NEW ZEALAND

Neville Harris
Registrar of Incorporated Societies
7th day of April 2006

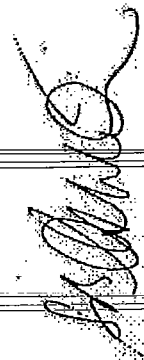


Certificate of Registration

Institute for World Evangelisation - ICPE Mission (New Zealand Branch)

Registration number: CC26004

This is to certify that Institute for World Evangelisation - ICPE Mission (New Zealand Branch) was registered as a charitable entity under the Charities Act 2005 on 17 June 2008.



Sid Ashton
Chair



Trevor Garrett
Chief Executive

Ministry of Economic
Development



Mānātū Ōhanga

Companies Office

CERTIFICATE OF INCORPORATION

**SAINT GERARD'S MAINTENANCE AND RESTORATION
FUND
2275876**

SAINT GERARD'S MAINTENANCE AND RESTORATION FUND is incorporated under the Charitable Trusts Act 1957 this 1st day of July 2009.

Neville Harris

Neville Harris
Registrar of Incorporated Societies





Certificate of Registration

Saint Gerard's Maintenance And Restoration Fund

This is to certify that Saint Gerard's Maintenance And Restoration Fund was registered as a charitable entity under the Charities Act 2005 on 29 July 2009.

Registration number: CC41580

Sid Ashlon
Chair

Trevor Garrett
Chief Executive

Geraldine Baumann

From: Councillor Andy Foster <Andy.Foster@wcc.govt.nz>
Sent: Tuesday, 25 March 2014 9:07 PM
To: Mike Cole
Cc: Ann Neill; Councillor Iona Pannett
Subject: RE: St Gerrard's

Thank you Mike – that is great. We'd be very happy to work with you to arrange some discussions to start with St Gerards, to find out what their thinking is. I am happy to call Gordon Copeland. Gordon was talking about public fundraising in an article this time last year, so a conversation worth having.

Talk soon.

Warmest regards

Andy

From: Councillor Iona Pannett
Sent: Tuesday, 25 March 2014 2:59 p.m.
To: Mike Cole
Cc: Councillor Andy Foster; Ann Neill
Subject: Re: St Gerrard's

Thanks Mike and fantastic that you want to have a go at this one.

Gordon Copeland, ex MP has been the person who has been in touch with the Council over the building. I'm sorry but I don't have contact details for him. It should be easy to find him though. It would probably be best though if you had an introduction. Ann, Andy, have you spoken to him recently? If not I will ask Celia. I presume the church wants to stay there still but it would probably be best if they would leave and let the building be re-developed.

Kind regards

Sent from my iPad

On 25/03/2014, at 2:40 PM, "Mike Cole" <[REDACTED]> wrote:

Hi Iona / Andy / Ann

Sorry for the joint email – but I thought I'd just follow up on the brief discussion on St Gerrard's at ~~the-heritage-meeting-last-week~~

As I mentioned - I was one of the under bidders on Public Trust – hoping to refurbish it etc. – but missed out to Maurice (which is fine – as he'll do a great job on it)

I would love the opportunity to have a crack at St Gerrard's – I'm not sure if it's a sane thing to do or not – but it is an iconic Wellington building & I would love to be involved in strengthening and restoring/revitalising it.

If any of you could suggest who/how I could approach it I would appreciate it greatly.

Cheers

Mike

Miké Cole
DIRECTOR
Vicinity Limited / Archaus Architects
[REDACTED]

Alison Dangerfield

From: Gordon Copeland <gordon.copeland@xtra.co.nz>
Sent: Tuesday, 19 November 2013 4:50 p.m.
To: Alison Dangerfield
Subject: Re: St Gerard's Church and Monastery

Thank you Alison for such a supportive letter. It is very much appreciated.

All good wishes,

Gordon Copeland

[REDACTED]

[REDACTED]

[REDACTED]

From: Alison Dangerfield
Sent: Tuesday, November 19, 2013 4:39 PM
To: [REDACTED]
Subject: St Gerard's Church and Monastery

Gordon

I am pleased to attach the NZHPT letter of support for the work to St Gerard's Church and Monastery. A paper copy is in the mail.
We are pleased to be able to assist in this way.

You will see we make several recommendations. I would be pleased to assist you with these when time is appropriate.

Regards

Alison Dangerfield | *Kai Hoahoa* Heritage Advisor Architecture

New Zealand Historic Places Trust *Pouhere Taonga* • Central Region • Level 7 Alan Burns House • 69
Boulcott St • PO Box 2629 • Wellington 6140
P: 04 494 8320 F: 04 802 5180 Web: www.historic.org.nz

Our Statutory Close Down Period is 20 December 2013 to 10 January 2014 inclusive.
We look forward to assisting you before or after this period.

Alison Dangerfield

From: Alison Dangerfield
Sent: Tuesday, 19 November 2013 4:40 p.m.
To: [REDACTED]
Subject: St Gerard's Church and Monastery
Attachments: 20131119161632648.pdf

Gordon

I am pleased to attach the NZHPT letter of support for the work to St Gerard's Church and Monastery. A paper copy is in the mail.

We are pleased to be able to assist in this way.

You will see we make several recommendations. I would be pleased to assist you with these when time is appropriate.

Regards

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19 November 2013

HP 12004-119

Gordon Copeland
St Gerard's Maintenance and Restoration Fund

Wellington

Dear Gordon

St Gerard's Church and Monastery - Funding Application to NZ Lottery Grants Board

The New Zealand Historic Places Trust is pleased to have received information about seismic strengthening programme for St Gerard's Church and the Monastery, and the campaign for fundraising for the project.

St Gerard's Church and Monastery are both registered category I historic places in recognition of their outstanding historical and cultural significance. These works of architects Frederick de Jersey Clere and John Sidney Swan are impressive and the buildings have had few major changes. They are held in high public esteem and are landmark buildings on of one the most prominent and dramatic sites in Wellington. The workmanship and materials used by de J. Clere in the monastery building are stated to be of exceptionally high quality with the architect a notable pioneer in reinforced concrete construction.

In supporting this application for funding to the NZ Lottery Grants Board, NZHPT recommends that all future work on the church and monastery is:

- based on the conservation plan by Chris Cochran,
- informed by advice from a conservation architect, and
- includes ongoing consultation with NZHPT.

The seismic strengthening and restoration projects are worthy heritage projects. The NZHPT recognises the scale and significance of the work being considered by the St Gerard's Maintenance and Restoration Fund and appreciates this voluntary contribution will lead to considerable public benefit through heritage retention and survival.

NZHPT is pleased to endorse the project.

Yours sincerely,

Alison Dangerfield
Heritage Advisor Architecture

St. Gerard's Restoration Campaign

Case for Support

Saint Gerard's Church and Monastery have been iconic Wellington landmarks for more than 100 years. Although they are two distinct buildings inside, their position together on the bluff above Oriental Bay was secured when the monastery was completed in 1932. It was originally funded by public donations collected in the middle of the Great Depression, and the generosity of that generation has left an iconic legacy.

The monastery and church are visible from all over the city and harbour and appear in many paintings and photographs as one of the city's most recognisable features. The combined building has the highest heritage classification from both the Historic Places Trust and the Wellington City Council, including explicit view shaft protection through the District Plan.

However, like any older building, St Gerard's is in need of maintenance. Water leaks are beginning to take a toll in the internal structure and some of the leadlight and sash windows are in need of repair.

Perhaps more importantly, St Gerard's has been classified by the Wellington City Council as an earthquake prone building. According to engineering reports, it has less than the 34% structural integrity which is required as a minimum in the New Building Code. Any major earthquake could see the buildings permanently destroyed and this has taken on added urgency following the recent earthquakes in Wellington.

St Gerard's is currently owned by the Institute of World Evangelisation - ICPE Mission - who use it as a retreat and training centre. But as a Registered Catholic Church Charity, reliant on donations for its day-to-day operations, it does not have the financial resources to undertake the work which is now necessary.

In 2009, St. Gerard's Maintenance and Restoration Fund was established by a group of Wellingtonians to fund the long-term maintenance and restoration of this iconic Wellington landmark, for the benefit of current and future generations of New Zealanders. The Trust Board is made up of experienced local people and senior members of the ICPE. We have entered into an agreement with ICPE to ensure all money raised by the Trust is used on the buildings.

Under our agreement, and with the help of the Wellington City Council and the Lottery Grants Board, we have invested in seismic engineers' reports to determine what it will cost to ensure the buildings meet the new building and earthquake codes. As a result, we intend to strengthen the buildings to what is termed 67% of the New Building Code - which, although double the legal minimum of 34%, is appropriate for the buildings' status.

consultant

From: Gordon Copeland [REDACTED]
Sent: Friday, 15 November 2013 10:43 a.m.
To: consultant
Subject: Fw: Geotechnical report and next meeting
Attachments: St Gerards Desktop Report Nov 13_Final.pdf

Dear Calum,

The attachment will also be of interest.

[REDACTED]

[REDACTED]

[REDACTED]

Phone 04 [REDACTED] 8

From: Gordon Copeland
Sent: Wednesday, November 06, 2013 9:25 PM
To: Aaron Boddington ; Ben Brenton ; Charles Hannaford ; Gerald Hoskins ; Ian Gemmill ; John Kinney ; Lucienne Hensel ; Melissa Moon ; Michael Burrowes ; Rainer Hensel ; Wimpie & C Santoso
Subject: Geotechnical report and next meeting

Hi everyone,

I attach the report received today from Tonkin and Taylor.

I would be grateful if the Technical Sub Committee could review this to ensure that they have completed all the work set out in their 20 February letter.

Also to remind you of our next meeting at 7:30 pm. Melissa we would love to see you.

This will be an important meeting since I will be able to update you all on the initial fundraising interviews with the Consultants. There is lots happening.

All good wishes.

Gordon Copeland
Trust Chair.

[REDACTED]
Wellington
[REDACTED]

consultant

From: Alison Dangerfield
Sent: Monday, 11 November 2013 9:41 a.m.
To: consultant
Subject: FW: St Gerard's Church and Monstery
Attachments: St Gerards Case Final.doc; St Gerard's fundraising & Q & A.doc

From: Denise Paterson
Sent: Monday, 11 November 2013 9:09 a.m.
To: Alison Dangerfield
Subject: FW: St Gerard's Church and Monstery

Denise Paterson

Receptionist/Administrator | New Zealand Historic Places Trust/Pouhere Taonga | Antrim House, 63 Boulcott St, Wellington 6011 | P.O. Box 2629, Wellington 6140, New Zealand | Ph +64 (04) 472-4341, or Fax (04) 499-0669
Shop online at <http://www.historic.org.nz> and help keep New Zealand's heritage places alive

From: Gordon Copeland [mailto:████████████████████]
Sent: Saturday, 9 November 2013 3:36 p.m.
To: Denise Paterson
Subject: St Gerard's Church and Monstery

Attn: Alison Dangerfield.

Dear Alison,

We have made an application to the Lotteries Grant Board for a grant of \$3 million towards the seismic strengthening and restoration of St Gerard's and enclosed a copy of your supportive letter dated 22 May 2011.

As they have come back to say they need a letter from NZHPT, written within 6 months of the 20 November 2013 closing date.

Hence this letter.

Alison we would be grateful for another letter in similar vein.

As you know we are committed to working with the Trust and a Conservation Architect on this major undertaking, which can not move ahead until we have raised the necessary funding.

I attach a copy of the "Case for Support" and its associated Q&A.

On this occasion would you please address the HPTNZ letter to:

Institute for World Evangelisation – ICPE Mission (NZ),
St Gerard's monastery,
75 Hawker Street,
Mt Victoria,
Wellington, 6011

since, as the buildings owners, they are the applicants.

Gordon Copeland

[REDACTED]
[REDACTED] Wellington, 6022

[REDACTED]



Tonkin & Taylor

T&T Ref: 85629
06 November 2013

St Gerard's Maintenance and Restoration Fund
C/- Clendon Burns & Park Ltd
PO Box 10348
Wellington

Attention: Arthur Park

Dear Arthur

St Gerard's Church and Monastery, Mt. Victoria Desktop Geotechnical Seismic Assessment

1

Introduction

This report presents a desktop geotechnical seismic assessment for St Gerard's church and monastery at 75 Hawker Street, Mt. Victoria, Wellington. The study was undertaken by Tonkin & Taylor Ltd (T&T) at the request of St Gerard's Maintenance and Restoration Fund in accordance with our letter of engagement dated 20 February 2013. The project structural engineer is Clendon Burns & Park Ltd (CBP).

This report provides information to allow the structural engineer to undertake an initial assessment of the seismic stability of the existing buildings' foundations. These buildings comprise St Gerard's church, the monastery and a suspended car park structure. It is determined on the basis of this report that remediation or modification to the existing foundations are required, then the concept design for these works should be developed in consultation with a geotechnical engineer.



2 Desk top assessment

| 2.1 Site description (refer Figure 1) | 2.2 Site geology and soil/rock profile (refer Table 1 and Figure 2) | 2.3 Aerial photo sourced from Terralink International, Wellington City Council online GIS map (2013). Walkover inspection. | | | | | | | | | | | | | | | |
|---|---|---|---------------------|--------------------------------|---------------------|--------------------------------|---|--------------------------------------|---|-----|-----|---|---|---------|----|----|---|
| <ul style="list-style-type: none"> Site legal description: Lot 3 DP 76510. Site address: 75 Hawker Street, Mt. Victoria, Wellington. The site is sitting on a spur and slopes towards the north and the east. This site's natural slope angle is at approximately 20° to 30°, the slopes beyond the site's northern and eastern boundaries fall at approximately 30° to 45°. The southwest part of the site is the highest portion of the site which is at approximately RL55m. The northern and eastern boundaries are at approximately RL50m. The site contains three structures: St Gerard's church, St Gerard's monastery and a suspended concrete car park. This desktop report pertains to assessment of all three structures. St Gerard's church and monastery are integrated into one building sitting on cut platforms on the slopes. The car park abuts the Hawker Street roadway at its western end (at approximately RL55m). The western edge of the car park is supported on an approximately 2m high retaining wall. The rest of car park is supported on concrete columns which are founded on a gentle slope that falls to the east at approximately 20° from RL53m to RL50m. | <ul style="list-style-type: none"> Based on information reviewed, the inferred soil profile is summarised in Table 1 and Figure 2 (attached). <p style="text-align: center;">Table 1. Inferred soil/rock profile</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Layer No.</th> <th style="text-align: center;">Description</th> <th style="text-align: center;">Depth to top of layer (m)</th> <th style="text-align: center;">Layer Thickness (m)</th> <th style="text-align: center;">Scala Penetrometer (Blow/50mm)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Colluvium/Residual Soil Gravely SILT</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0-3</td> <td style="text-align: center;">2-4</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Greywacke Bedrock Extremely to highly weathered SANDSTONE</td> <td style="text-align: center;">Est 0-3</td> <td style="text-align: center;">na</td> <td style="text-align: center;">na</td> </tr> </tbody> </table> <ul style="list-style-type: none"> These soils are not expected to be susceptible to liquefaction. Ground water depth is unlikely to be shallower than 1m and estimated between 3-5m depth. The natural slope comprises colluvium/residual soil overlying greywacke rock. Some excavation has been carried out to create the building platforms locally reducing soil thickness. Level of certainty in the above assessment (including Table 1) is: <ul style="list-style-type: none"> - Site geology/soil profile – High. - Thickness of soil overlying rock – Low. - Soil and rock strength - Low. - Ground water depth – Moderate. Site investigation would be required to increase the level of certainty (refer Section 2.8 below). | Layer No. | Description | Depth to top of layer (m) | Layer Thickness (m) | Scala Penetrometer (Blow/50mm) | 1 | Colluvium/Residual Soil Gravely SILT | 0 | 0-3 | 2-4 | 2 | Greywacke Bedrock Extremely to highly weathered SANDSTONE | Est 0-3 | na | na | <ul style="list-style-type: none"> 1:50,000 geological map 22 (Beag, J.G.; Mazengarb, C., 1996). Walkover inspection. Two scala penetrometer tests carried out in 2004 (SC1 and SC2) at 52 McFarlane Street. |
| Layer No. | Description | Depth to top of layer (m) | Layer Thickness (m) | Scala Penetrometer (Blow/50mm) | | | | | | | | | | | | | |
| 1 | Colluvium/Residual Soil Gravely SILT | 0 | 0-3 | 2-4 | | | | | | | | | | | | | |
| 2 | Greywacke Bedrock Extremely to highly weathered SANDSTONE | Est 0-3 | na | na | | | | | | | | | | | | | |

| Item | Conclusions | Information reviewed |
|---|---|---|
| 2.3 Earthquake faults | <ul style="list-style-type: none"> The Wellington Fault lies approximately 2.4km northwest of the site. The Wellington Fault is included in Table 3.6 of NZS 1170.5:2004 as a major fault requiring near fault factors when assessing structural design actions. | <ul style="list-style-type: none"> GNS Online database of active faults NZS1170.5: 2004 Section 3.1.3 and Table 3.6 |
| 2.4 Seismic sub soil class assessment | <ul style="list-style-type: none"> It is expected that the thickness of soil (colluvium/residual soil) overlying rock is less than 3m across the site. The seismic subsoil class in accordance with NZS 1170.5:2004 Section 3.1.3 for the site is considered to be 'Class B – Rock'. Level of certainty in the above assessment is moderate. Investigation to confirm depth to rock would increase the level of certainty. | <ul style="list-style-type: none"> Refer Section 2.2. NZS1170.5: 2004 Section 3.1.3 and Table 3.6 |
| 2.5 Topographic effects of seismic response | <ul style="list-style-type: none"> NZS1170.5:2004 provides no specific guidance on topographic amplification effects. This site is located on the crest of a spur which could result in some amplification of seismic ground motion. Three seismometers were installed at St Gerard's monastery following the 2013 21st July Seddon Earthquake as part of GNS Science's Hazard Platform funded project, researching the seismic response of slopes. Data from recent earthquakes, including 16 August 2013 Lake Grassmere earthquake event, has been captured and GNS science is in the process of analysing the data. GNS Science advised that preliminary findings could be available in late December 2013 or early 2014. We recommend that we continue to liaise with GNS science to obtain their conclusions on topographic amplification effects on the site. | |
| 2.6 Building foundation types and bearing conditions (refer Figure 2) | <p>Building foundation types</p> <ul style="list-style-type: none"> Structural drawings provided by CBP dated 1908 and 1930 to 1931 : (Attachment B) indicate that the church and monastery buildings are founded on shallow strip and pad foundations. No structural drawings of the car park are currently available. Based on observations from walkover inspection, the car park columns are likely to be founded on pads greater than 0.45m wide and greater than 0.2m deep. <p>Assessed bearing capacity</p> <ul style="list-style-type: none"> It is probable that at least some building foundations are founded on rock. For foundations on rock, bearing capacity of 1.5MPa could be assumed. This is to be reduced by strength reduction factor of 0.5 for ultimate limit state design. However specific site investigation would be required to identify which foundations are on rock. Therefore for this initial bearing capacity assessment, all the foundations are assumed to be bearing on soil. | <ul style="list-style-type: none"> Section 2.2 Structural drawings of St Gerard's church and monastery (Attachment B) |

| Item | Conclusions | Mitigation | | | | | | | | | | | | | | | | | |
|--|---|--|------------------------|--|---|------------|--------------------|-----|-----|--------------------|-----|-----|------------------|-----|-----|----------|-----|-----|--|
| <p>2.6 Building foundation types and bearing conditions <i>(refer Figure 2)</i></p> | <ul style="list-style-type: none"> Table 2 presents assessed bearing capacities for foundations on colluvium/residual soil for a range of foundation widths and depths as indicated by the drawings (and observations for the car park structure). These bearing capacities are to be reduced by strength reduction factor of 0.5 for ultimate limit state design. <p><i>Table 2 Assessed Bearing Capacities</i></p> <table border="1" data-bbox="1061 918 1220 1310"> <thead> <tr> <th rowspan="2">Width, w (m)</th> <th colspan="2">Bearing Capacity (kPa)</th> </tr> <tr> <th>Foundation embedment depth (m) ≥ 0.2</th> <th>≥ 0.3</th> </tr> </thead> <tbody> <tr> <td>0.2 $\leq w < 0.4$</td> <td>250</td> <td>350</td> </tr> <tr> <td>0.4 $\leq w < 0.7$</td> <td>300</td> <td>400</td> </tr> <tr> <td>0.7 $\leq w < 1$</td> <td>350</td> <td>450</td> </tr> <tr> <td>≥ 1</td> <td>400</td> <td>500</td> </tr> </tbody> </table> | Width, w (m) | Bearing Capacity (kPa) | | Foundation embedment depth (m) ≥ 0.2 | ≥ 0.3 | 0.2 $\leq w < 0.4$ | 250 | 350 | 0.4 $\leq w < 0.7$ | 300 | 400 | 0.7 $\leq w < 1$ | 350 | 450 | ≥ 1 | 400 | 500 | <ul style="list-style-type: none"> Structural drawings of St Gerard's church and monastery (Attachment B) |
| Width, w (m) | Bearing Capacity (kPa) | | | | | | | | | | | | | | | | | | |
| | Foundation embedment depth (m) ≥ 0.2 | ≥ 0.3 | | | | | | | | | | | | | | | | | |
| 0.2 $\leq w < 0.4$ | 250 | 350 | | | | | | | | | | | | | | | | | |
| 0.4 $\leq w < 0.7$ | 300 | 400 | | | | | | | | | | | | | | | | | |
| 0.7 $\leq w < 1$ | 350 | 450 | | | | | | | | | | | | | | | | | |
| ≥ 1 | 400 | 500 | | | | | | | | | | | | | | | | | |
| <p>2.7 Qualitative risk assessment of slope stability at the site</p> | <ul style="list-style-type: none"> Two shallow landslips occurred in 2004 and 2010 on the steep slope to the north of the site. WCC constructed anchored mesh facings to remediate these shallow slope failures. Base on a qualitative assessment the likelihood of future instability affecting the site is assessed to be as follows: <ul style="list-style-type: none"> It is considered unlikely that slope failure as a consequence of an extreme rainfall event or seismic event of less than 500 year return period would undermine the building on the site. It is possible but not expected that these events could result in slips extending into the site, i.e. affects the lawn beyond the building. Level of certainty of this assessment is moderate. Investigations to confirm depth to rock would increase level of certainty. | <ul style="list-style-type: none"> T&T database. Wellington City Council online GIS map (2013). Figure 2 cross section. | | | | | | | | | | | | | | | | | |
| <p>2.8 Conclusions and further investigations</p> | <ul style="list-style-type: none"> Bearing Capacity <p>There is insufficient information currently available to determine if individual foundations are bearing on soil or rock. If soil bearing capacities presented in Table 2 proves to be critical to the building assessment, we recommend investigation be undertaken to confirm soil/rock bearing conditions and embedment depth of foundations.</p> <ul style="list-style-type: none"> Seismic Subsoil Class <p>A subsoil class of "Class B" has been assessed based on NZS1170.5:2004. We cannot discount the possibility of greater than 3m thickness of soil ("Class C"). If subsoil class proves to be critical to the building assessment, we recommend investigation be undertaken to confirm thickness of soil overlying rock.</p> <ul style="list-style-type: none"> Topographic Amplification Effects <p>It is likely that this site would be subjected to some topographic amplification effects. We recommend that we continue to liaise with GNS science to obtain their conclusions on this matter based on monitored records of the recent 2013 Wellington earthquakes.</p> <ul style="list-style-type: none"> Slope Stability <p>Earthquake or extreme rainfall induced landslides as a consequence of a 500 year (or less) return period event is not expected to undermine the existing buildings.</p> | | | | | | | | | | | | | | | | | | |

3 Applicability

This report has been prepared for the benefit of St Gerard's Maintenance and Restoration Fund with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement.

Recommendations in this report are based on two scale penetrometer tests at northeast corner of St Gerard's Monastery and a site walkover inspection. The nature and continuity of subsoil away from the investigation points are inferred but it must be appreciated that actual conditions could vary from the assumed model.

Tonkin & Taylor Ltd
Environmental and Engineering Consultants

Report prepared by: Authorised for Tonkin & Taylor Ltd by:


Shirley Wang
Geotechnical Engineer


Stuart Palmer
Project Director

Attachments:

Attachment A: Figures

- Figure 1. Site plan
- Figure 2. Cross section

Attachment B: Structural drawings of St Gerard's Church and Monastery (Foundation Plans)

6-Nov-13
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Alison Dangerfield

From: Alison Dangerfield
Sent: Monday, 23 May 2011 11:51 a.m.
To: 'grants@wcc.govt.nz'
Subject: St Gerard's Church Seismic Strengthening
Attachments: 20110523112654992.pdf

Phil

Attached is the letter sent to the St Gerard's team who requested that I provide a letter of support for their work to date. NZHPT now writes in favour of seismic strengthening. I cannot however confirm that the project is completely according to best practice or according to the principles of the Conservation Plan.

As I mentioned by phone, NZHPT believes a conservation architect advising the team, as they prepare the project, is necessary for such important buildings. The NZHPT is concerned that best heritage practice is maintained throughout all stages of the project. Chris Cochran, who has provided heritage assistance to the church previously by writing the conservation plan, is ideally placed to continue that work.

I have encouraged the project team to include a conservation architect in the process. This would have ideally occurred earlier in the design work but can nevertheless start now. Such assistance from now on will help the project to be the best heritage outcome it can be.

Regards.

Alison Dangerfield

Kai Hoahoa

Heritage Advisor - Architecture
New Zealand Historic Places Trust
Central Region

1st Floor Tadi House 1 Blair St, Wellington 6011

P O Box 19173, Wellington 6149

Fax 04 802-5180

Ph 04-494-8327 (new number)

Individual listings for historic places may be seen on our website.

Go to www.historic.org.nz

Alison Dangerfield

From: Alison Dangerfield
Sent: Monday, 23 May 2011 11:36 a.m.
To: [REDACTED]
Cc: [REDACTED]
Subject: St Gerard's Church Seismic Strengthening
Attachments: 20110523112654992.pdf

Gordon

Thank you for getting in touch. Attached is the letter as we discussed. I am sending the original to you by mail.

The strengthening is a huge undertaking which NZHPT will want to support all the way.

Best wishes

Alison Dangerfield

Kai Hoahoa

Heritage Advisor - Architecture

New Zealand Historic Places Trust

Central Region

1st Floor Tadix House 1 Blair St, Wellington 6011

P O Box 19173, Wellington 6149

Fax 04 802-5180

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22 May 2011

Gordon Copeland
Chairman
St Gerard's Maintenance and Restoration Fund
75 Hawker St
Mount Victoria, Wellington

Dear Gordon

Thank you for being in touch regarding the seismic assessment and project planning for the St Gerard's Church. St Gerard's and the Monastery are both category I historic places, listed on the District Plan and recognized for their outstanding and special values and significance. These are two of Wellington's first rank iconic buildings and highly esteemed. They occupy one of Wellington's most dramatic and prominent sites. The buildings are nationally and even internationally important for the identity of Wellington.

The New Zealand Historic Places Trust supports the intentions to fund-raise for seismic strengthening and undertake that work. There is no doubt that the Church and Monastery are of highest importance to be retained in a large earthquake event.

Last week I had the opportunity to visit the St Gerard's Church and the Monastery, with Ben Brenton, to gain an overall appreciation of its special nature. In the following meeting with Mr Brenton and Dr Arthur Park, we discussed the strengthening structural drawings.

The strengthening work is an enormous undertaking. The NZHPT, along with most of Wellington, sees this work as vital and important.

It is recommended by the NZHPT that you have a conservation architect as part of the project team who can contribute to the project through advising on the heritage implications for heritage fabric and features. For such important buildings this is vital. It may be that Chris Cochran, who knows the building intimately, can assist you further. The Conservation Plan was written by Chris Cochran and is a document about the heritage significance of the building, its important features, and policies for management and care.

12004-119

Ann Neill

From: Gordon Copeland [redacted]
Sent: Thursday, 19 November 2009 9:16 a.m.
To: Ann Neill
Subject: RE: letters of Support

Dear Ann,

Thank you so much for the letters of support you have provided for our applications to both the NZ Lottery Grants Board & the WCC heritage incentive fund. That is greatly appreciated.

The Trust Board met last night & we will be instructing the engineer, who will be undertaking the preliminary work on the seismic strengthening of the complex, to involve your architect Diana Dangerfield -if I have the name right?

Also some one from the Monastery will be in touch to invite you to visit.

We are keen to co-operate with the Historic Places Trust in every way since we fully appreciate the significance of these wonderful building to the people of Wellington.

With all good wishes,

Gordon.

[redacted signature]

From: Ann Neill [mailto:aneill@historic.org.nz]
Sent: Wednesday, 18 November 2009 6:21 p.m.
To: Gordon Copeland
Subject: letters of Support

Good afternoon Gordon

Please find attached copy of a letter of support for both funding applications- NZ Lottery Grants Board and WCC heritage incentive fund. I have put the original copies in the mail to you.

NZHPT looks forward to being consulted on your project as you progress the report projects.

Best wishes
Ann

Ann Neill
General Manager Central Region
NZ Historic Places Trust Pouhere Taonga | Level 1 Tadhix House
1 Blair Street | PO Box 19173 | Wellington 6149 |
PH: 04 801 5088 | Fax: 04 802 5180 | www.historic.org.nz

Shop online at www.historic.org.nz
and help keep New Zealand's heritage places alive

18 November 2009

HP 12004-119

Gordon Copeland
Chair
St Gerard's Maintenance and Restoration Fund

Wellington 6022

Dear Gordon

Letter of Support- Funding Application to NZ Lottery Grants Board

The New Zealand Historic Places Trust (NZHPT) acknowledges the information provided with regard to a funding application for feasibility studies of the seismic strengthening programme and a public fundraising campaign.

St Gerard's Church and Monastery are both registered Category I historic places in recognition of their special or outstanding historical or cultural significance or value. While designed and built twenty four years apart the work of architect's Frederick de Jersey Clere and John Sidney Swan is equally impressive and the buildings have had few major changes. The registration report in particular notes the high public esteem for both buildings with their presence on one the most prominent and dramatic sites in Wellington. In addition, the workmanship and materials used by de J. Clere in the monastery building are stated to be of exceptionally high quality with the architect a notable pioneer in reinforced concrete construction.

In supporting this application for funding to the NZ Lottery Grants Board, NZHPT urges that all recommendations for future work on the church and monastery:

- i) are based on the conservation plan by Chris Cochran
- ii) are informed by advice from a conservation architect
- iii) include early and ongoing consultation with NZHPT.

The seismic strengthening and restoration projects are worthy heritage projects. The NZHPT recognises the scale and significance of the work being considered by the St Gerard's Maintenance and Restoration Fund and appreciates this voluntary contribution will lead to considerable public benefit through heritage retention and survival.

Yours faithfully

Ann Neill
General Manager
Central Region
NZHPT

Ann Neill

From: Gordon Copeland [redacted]
Sent: Monday, 16 November 2009 10:19 a.m.
To: Ann Neill
Subject: RE: Letter of support

Dear Ann,

Thank you for your willingness to support these applications.

I am arranging for both the seismic engineering letter & the resource study proposal to be delivered to your office today.

The two applications are slightly different. Our application to the Lottery Grants Board(LGB) is for \$35,000 to cover both the work to ascertain the need & extend of the seismic strengthening on St. Gerard's Church & Monastery & the resource study which is the precursor to the major public fundraising we are planning.

The application to the WCC is for the seismic engineering study only and will seek \$25,000.

If both applications succeed we will of course be taking the \$25,000 once only!

We will know the fate of our application to the LGB about mid-March but the timing with the WCC is less certain.

Our application to the LGB was filed last week to meet the 13 November deadline but, as you suggest, we can file you letter of support as a "supplementary".

As you know our application to the WCC needs to be filed by the 30th November.

Could I suggest that you email both of the letters to me? I will then arrange their delivery.

With all good wishes,

[redacted]
[redacted] 08

From: Ann Neill [mailto:aneill@historic.org.nz]
Sent: Thursday, 12 November 2009 4:59 p.m.
To: gordon.copeland [redacted]
Subject: Letter of support

Good afternoon Gordon

To assist me with drafting a letter of support could you please supply me with any documents you have that outline the brief for both the feasibility study and resource study. I am reluctant to endorse an application for support to Lottery Grants Board or to Wellington City Council until I can see the scope of each of these.

In this situation where the clock is ticking for closing dates it would be best to signal to Lottery Grants Board that a letter of support is anticipated from NZHPT and you will forward it to them very shortly. I will endeavour to have this ready by middle of next week.

16/Nov/2009

From: Ann Neill [mailto:aneill@historic.org.nz]
Sent: Thursday, 12 November 2009 4:59 p.m.
To: gordon.copeland [REDACTED]
Subject: Letter of support

Good afternoon Gordon

To assist me with drafting a letter of support could you please supply me with any documents you have that outline the brief for both the feasibility study and resource study. I am reluctant to endorse an application for support to Lottery Grants Board or to Wellington City Council until I can see the scope of each of these.

In this situation where the clock is ticking for closing dates it would be best to signal to Lottery Grants Board that a letter of support is anticipated from NZHPT and you will forward it to them very shortly. I will endeavour to have this ready by middle of next week.

I will be able to meet the timeline for the WCC fund closing date.

Best wishes

Ann Neill
General Manager Central Region
NZ Historic Places Trust Pouhere Taonga | Level 1 Tadix House
1 Blair Street | PO Box 19173 | Wellington 6149 |
PH: 04 802 0005 - Mobile: 0274 984 604 |

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