

Methodist Church of New Zealand's Submission to Canterbury Earthquakes Royal Commission

1. I am Gregory David Wright and I am the Executive Officer of the Methodist Connexional Property Committee.

This Committee is responsible for the administration of the Methodist Church of New Zealand's approval process for the purchase, sale, leasing and licensing of Church property and for the insurance cover of all such property.

2. All property owned by the Methodist Church of New Zealand ("the Church") is held on behalf of the Conference of the Methodist Church of New Zealand, the Church's governing body. This is so even where title is in the name of a church trust or, more commonly, the Board of Administration.

3. The property at 309 Durham Street, Christchurch, known as the Durham Street Methodist church is held in the name of the Christchurch Methodist Central Mission incorporated under the Charitable Trust Act 1957.

4. The Durham Street Methodist church was built in 1864 and had only minor changes to the structure during the following 146 years up until 2010.

5. The church was classified as Group One by the Historic Places Trust and was also listed as a building of significance by the Christchurch City Council (CCC) in their District Scheme.

6. Given the age of the building and the method of construction, the Church was aware that the building would require strengthening to meet the Christchurch City Council Earthquake Prone, Dangerous and Insanitary Buildings policy. The Church made a submission to the CCC when the Council sought comment on its proposed policy in May 2010. A copy of this submission has been supplied to the Royal Commission.

7. As a result of the 4 September 2010 earthquake the church building was significantly damaged and was "red stickered" meaning public access to the building was prohibited and all church uses were transferred to other church property.

8. Temporary propping to support the property was designed by Dick Sullivan, registered engineer, and reviewed by Structex Metro Ltd (Structex), registered engineers, who oversaw its installation.



9. Following the 4 September 2010 earthquakes the Church, through my office, appointed Arrow International Ltd, project managers, to advise and assist the Church in determining the damage caused to its buildings and in planning and executing a repair programme in association with its insurers.
10. The assessment and repair team also included representatives of the Church, our insurance consultants, Marsh, and the loss adjusters McLarens Young.
11. Arrow introduced Structex to the assessment and repair team, and Structex have inspected and reported on several damaged church buildings.
12. Structex inspected the Durham Street church buildings on a number of occasions and assisted in several visits to the property by church members and officials to retrieve some objects and to inspect the extent of the damage.
13. Following an inspection by Structex, they reported to Arrow by two letters dated 1 February 2011 on planning for a safe path for the removal of the organ. Two safe paths were identified, one through the 'Aldersgate' entrance also used by the Christchurch Mission offices and the other through the North door – the Annex. The report also suggested the fitting of ties between the wall behind the organ with the Annex roof trusses. Arrow confirmed to me that Structex's recommendations re the second safe path and tie brackets were actioned prior to the organ removal work commencing. I produce as exhibits A, B, and C respectively Structex's two letters to Arrow and Arrow's report and comments to me.
14. An inspection of the church buildings was held on 10 February 2011 including representatives of the Church, Arrow International, McLarens Young, Structex, the Christchurch City Council and Historic Places Trust to resolve how to treat the various fittings and fixtures within the church while decisions were reached on the building's future. A list of those involved in the inspection is attached as exhibit D. During the inspection of the building representatives of the Council and Historic Places Trust stated that certain internal fittings could not be removed and should be protected by wrapping in bubble sheet with plywood covers, but that the organ could and should be temporarily removed.
15. It was agreed that the organ had been damaged by the shaking during the earthquake and by dust and debris falling into the "workings" of the organ. It was agreed that the organ could not remain while the building was propped internally. A possible removal and re-installment plan was determined.



16. The South Island Organ Company had previously provided a quote for the removal, repair, storage and reinstatement of the organ together with a replacement valuation for insurance purposes. On 20 January 2011, Arrow sought a work programme from South Island Organ Company.
17. Arrow sought approval from the Christchurch City Council for the removal of the organ by email dated 11 February 2011 and this was confirmed by the Council on 15 February 2011. I produce as exhibit E a copy of their approval.
18. Work commenced on 14 February 2011 and continued through until 22 February 2011.
19. All within the Church were greatly saddened by the deaths of Neil Stocker, Paul Dunlop and Scott Lucy. The Church has publicly expressed its sorrow and they were remembered at the Methodist Church of New Zealand Annual Conference in Auckland in November 2011.
20. Following the destruction of the church on 22 February 2011, CERA issued an order for the demolition of the remainder of the structure and this was completed on 1 May 2011.



Greg Wright
Executive Officer
Methodist Church of New Zealand
26 January 2012

This is the exhibit noted in the submission by Gregory David Wright dated 26 January 2012



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1 February 2011

Tim Fahy
Arrow International Ltd
PO Box 42
Christchurch 8011

By Email: tim.fahy@arrowinternational.co.nz

Dear Tim

Re: Methodist Church Durham Street, Christchurch

As requested we have carried out a further visit to the Methodist Church at Durham Street, Christchurch with yourself to view alternative egress routes for removing the organ and other chattels.

The current designated safe path from the Church building is through the protected Aldersgate entry.

In order to reduce the disruption in this area we reviewed the possibility of providing access through the north door of the annex. If access is to be provided through this area protective scaffold will be required over the door. This is necessary to provide protection against loose stonework being dislodged from the top of this wall. The scaffold and protective planks should be as high as possible to reduce the impact loading from falling stones.

A number of large pinnacle stones, which are loose, are present on the adjacent buttress. These will also need to be removed.

Also, in order to reduce disruption to the rear carpark, contractors trucks could be parked adjacent to the west wall of the hall. Although this wall is on an outward lean of about 80mm, roof ties are present to provide some stability to the wall. Parking in this area should be kept to a minimum in order to reduce the risk.

Contractors will need to be advised of the risk and evacuate the area immediately if there is a noticeable aftershock.

If you have any questions, please feel free to contact me.

Yours sincerely
Structex Metro Ltd



Gary Haverland B.Eng (Hons)(Civil)
Senior Structural Engineer &
Director
MIPENZ CPEng # 209540



This is the exhibit noted in the submission by Gregory David Wright dated 26 January 2012

The logo for Structex, featuring the word "structex" in a bold, lowercase, sans-serif font. A stylized signature or scribble is positioned above the letters "t" and "e".

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1 February 2011

Tim Fahy
Arrow International Ltd
PO Box 42
Christchurch 8011

By Email: tim.fahy@arrowinternational.co.nz

Dear Tim

Re: Methodist Church Durham Street, Christchurch

As requested we have carried out an inspection of the Durham Street Church building on 19 January 2011 with yourself and Kayde from Arrow International.

The purpose of the building inspection was to observe additional damage that had occurred due to the earthquakes on 26 December 2010 and subsequent aftershocks, and determine any safety issues associated with removing the organ and pews from inside the church.

Cracking to the stonework was observed to be significantly worse compared with its condition when originally viewed on 4 October 2010. The ongoing aftershocks have resulted in additional cracking as well as increased cracks from hairline cracks to cracks that are now 20-30mm wide. This is particularly evident in five of the seven north side buttresses.

The west wall of the annex has displaced further away from the building. A number of stones on the north side of the Annex are dislodged at eave level with a large crack now formed above the door on the north Annex wall.

Crack width to the towers has also increased and we observed four cracks to the south tower.

The north tower and east wall are well braced and both north and south towers are wrapped with straps restraining the tops of the towers.

Cracks to the south wall buttresses adjacent to Aldersgate were still relatively minor.

During a subsequent visit on 1 February 2011, a significant bow was observed in the west gable wall of the church building. Although this appears to be mainly historical some additional brackets should be installed to the gable wall to provide additional stability to the wall while the organ and other chattels are removed.

The additional brackets can be provided most economically by fixing a steel bracket to the annex roof trusses and bolting through the wall. Please refer to the attached sketch for details.



Significant deterioration has occurred to this building as a result of ongoing aftershocks since the initial earthquake on 4 September. Based on our recent observations it is becoming less likely that this building will be able to be repaired and retained. We are underway with a detailed assessment and repair for the hall and church building and will forward our reports to you on 7 February 2011 when they are complete.

Although visible deterioration is ongoing, in our opinion the building is not yet in a condition that would prevent the removal of the organ and pews. The reasons are as follows:

- Stonework generally falls out from the building and all work is occurring inside. A safe protected path has also been constructed through Aldersgate.
- The side walls and end walls are restrained by a mezzanine and adjacent annex floor at the mid height, providing some stability to the walls.
- The roof trusses provide a good tie between the stone buttresses.

Workers who are carrying out the removal work should only access the building through Aldersgate, and should vacate the building immediately through this exit in the event of a noticeable aftershock.

If you have any questions, please feel free to contact me.

Yours sincerely
Structex Metro Ltd

Gary Haverland B.Eng (Hons)(Civil)
Senior Structural Engineer &
Director
MIPENZ CPEng # 209540



project Durham et Methodist Church date 1 - Feb 2011

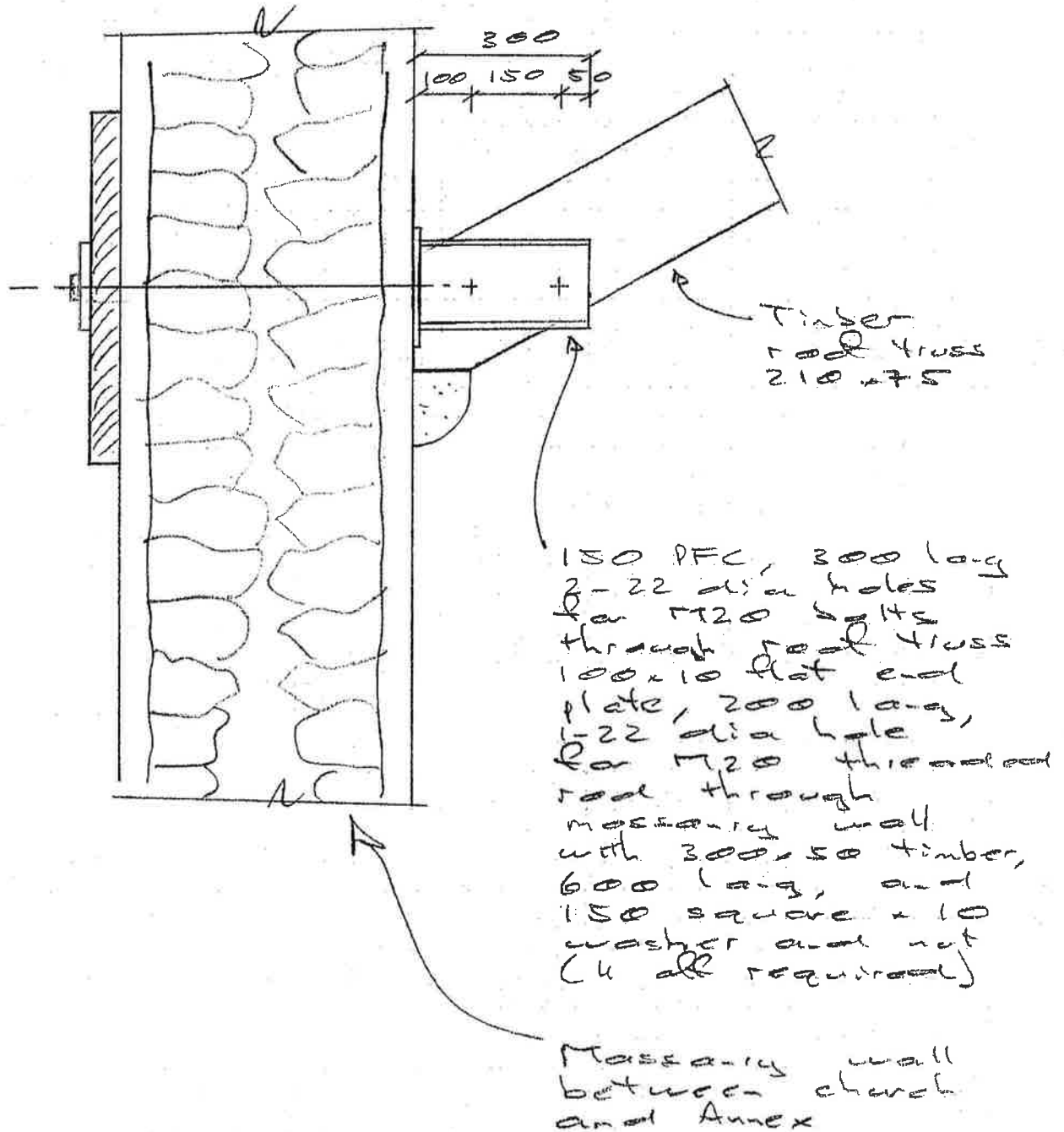
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West Gable wall / Roof Truss
Ties



This is the exhibit noted in the submission by Gregory David Wright dated 26 January 2012

James Hubert

From: Judith Becker [judith.becker@arrowinternational.co.nz]
Sent: Tuesday, 1 February 2011 5:00 p.m.
To: Nigel Allott; Greg Wright; James Hubert
Cc: Tim Fahy
Subject: FW: Durham Street - Letters
Attachments: L 2011-02-01-gh-ArrowTF.pdf; L 2011-0201-gh-TF.doc.pdf

Hi Greg, James and Nigel

Please see attached two letters from Structex relating to Durham Street. One is an update on the condition of the building following the Boxing Day aftershock, for your meeting with the Parish tomorrow. Nigel, this letter notes the need to tie the wall behind the organ to the annex roof trusses before removal of the organ proceeds. Tim is currently obtaining a quote and timeframe from John Jones Steel for putting these ties in place.

Following our meeting on Monday, we have been considering options for reducing disruption to the Mission. The second Structex letter gives the option to provide protection over the Chester St doors so they can be used. This requires both scaffold protection and removal of loose blocks above the entry. Tim is discussing cost and timeframe for the removal of these blocks with Stoneworks.

Also, following up on our discussion on Monday re removal of the remaining stained glass windows. Advice from Stewart Glass is they are currently working at the Cathedral and have about 3 more weeks to go. Therefore they will not be available to remove the windows at Durham Street before the organ removal commences on 14 February. However, we may find that with the above solution to protect the Chester St entry, the use of the Aldersgate entry can be greatly reduced.

The meeting with CCC and Historic Places Trust is planned for Thursday morning 10 February. We will confirm a time next week.

Regards
Judith

From: Gary Haverland [mailto:GHaverland@structex.co.nz]
Sent: Tuesday, 1 February 2011 4:38 p.m.
To: Tim Fahy
Cc: Judith Becker
Subject: Durham Street - Letters

Hi Tim,

See attached following this mornings visit.

There are 2 letters attached, one with a sketch.

Regards,

Gary Haverland
ghaverland@structex.co.nz

structex

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Durham St Methodist Church
Summit Meeting

Name tags for those invited to take part in the inspection

First Name Bold	Full Name	Title	Organisation	
1 Greg	Greg Wright	Executive Officer	Methodist Church of New Zealand	
2 James	James Hubert	Property / Insurance	Methodist Church of New Zealand	
3 Mary	Mary Caygill	Superintendent	Christchurch Central Methodist Parish and Mission	
4 Digby	Digby Prosser	Parish Steward	Christchurch Central Methodist Parish	
5 Mary	Mary Richardson	Executive Director	Christchurch Central Methodist Parish and Mission	
6 Nigel	Nigel Allott	Loss Adjuster	McLarens Young	
7 Clare	Clare Revell	Senior Planner	CCC	
8 Amanda	Amanda Ohs	Policy Planner - Heritage	CCC	
9 Phillip	Phillip Hector	Senior Building Consent Of	CCC	Attended briefing then decided not to take part in the inspection
10 Neville	Neville Higgs	Structural Engineer	CCC	Did not attend the briefing or inspection.
11 Dave	Dave Margetts	Heritage Advisor	NZ Historic Places Trust	
12 Christine	Dr Christine Whybrew	Crown Land Advisor	NZ Historic Places Trust	
13 Gary	Gary Haverland	Structural Engineer	Structex Metro	
14 William	William Fulton	Heritage Architect	Fulton Ross Team Architecture	
15 Judith	Judith Becker	Project Manager	Arrow International	
16 Tim	Tim Fahy	Project Manager	Arrow International	

This is the exhibit noted in the submission by Gregory David Wright dated 26 January 2012

EXHIBIT D

This is the exhibit noted in the submission by Greg David Wright dated 26 January 2012

Tim Fahy

From: Revell, Clare <Clare.Revell@ccc.govt.nz>
Sent: Tuesday, 15 February 2011 11:12 a.m.
To: Tim Fahy
Cc: Jenny May; Ohs, Amanda; Dave Margetts
Subject: Durham St Methodist Church Organ Removal and Other Retrospective Matters

Hi Tim,

Thanks for your email dated 11 February 2011 seeking approval for the removal of the organ from the Durham Street Methodist Church which is to commence immediately (14 February 2011). I understand that you also wish to seek that this be considered as part a retrospective resource consent application, that covers all of the temporary securing works (including propping and window removal) that have taken place since the earthquake, and some proposed new works that are yet to take place.

Approval and Conditions for Organ Removal

Amanda Oh's (Council Heritage Planner), Jenny May (Heritage Consultant) and myself have had the opportunity to review the organ removal proposal and are generally happy for this to proceed before resource consent is granted subject to the following conditions that will later form part of any resource consent granted and one point of clarification:

Conditions:

- That a retrospective consent application is received by the Council no later than Tuesday 1 March 2011 (unless a subsequent date is discussed with and agreed to by Amanda, Jenny and Myself).
- That the retrospective consent application contains a report from a registered engineer that outlines the risk of further damage to the organ should it remain in the church as well as any other options that were considered such as protection in situ and why these options were not considered appropriate in the circumstances. The engineers report should also outline the works proposed to the west gable wall to justify requiring removal of the organ (ie: is the organ removal required to gain access to further investigate this gable and its repair).
- That the organ removal and storage be carried out by The South Island Organ Company in accordance with their letter attached to your email dated 10 October 2010.
- No scaffolding shall be erected within the building in a manner which requires drilling or bolting to the interior of the protected building. In addition protective materials/ padding protection (such as foam) shall be placed between the poles, beams and board works of the scaffolding and the surface of the protected building where necessary to ensure that all decorative elements are protected from the possibility of the scaffolding knocking or rubbing against the heritage fabric.
- That high resolution jpeg format photographs are provided to the Council's Heritage Team (via Amanda Ohs) documenting the organ and affected area of the church prior to, during and post removal. The photographic records are to be provided no later than 14 March 2011.
- The application will need to clearly state that this is for the temporary removal of the organ while the church is repaired. We will likely be conditioning as part of any consent that the Organ be returned to the church and restored to its original position within 3 - 6 months of the completion of the repairs to the Church. Please advise the timeframe that the South Island Organ Company would need to complete the re-installation once the building is in an appropriate condition for the organ to go back in.

Point of Clarification:

- The email and letter sent in relation to the organ removal contained no details about how any risk to other structures within the Church (eg: to pews and other interior fittings) from putting scaffolding up and taking it down, and transporting scaffolding and organ elements within the church will be mitigated. Please detail any measures taken to prevent damage.

Consent for Other Retrospective Works (propping and window removal) and New Proposed Works

f

As discussed earlier, in addition to the organ above this building is now at a point where retrospective consent is required for a considerable amount of work on a Group 1 listed building including the propping at the front of the building on Durham Street, the removal and storage of some stone elements and the removal of some of the windows. As stated above it is our expectation that a retrospective consent application is received by the Council no later than Tuesday 1 March 2011 (given that the need for retrospective consent for the propping was first identified by the Council and communicated on 19 October 2010).

We have already received some of the details regarding the the window removal and this will need to be submitted with the application. In addition the following information will also need to be supplied:

- Engineering plans for the propping works and a report from a registered engineer outlining why this was necessary and why the option chosen was the best solution for securing the building.
- A detailed temporary protection plan for all of the works.
- A description of who carried out which works.
- A description of how the stone removed has been labelled, protected and stored.
- High resolution jpeg photographs of all of the retrospective works (including any photographs taken before, during and after the works taking place).

In relation to the proposed new works for the removal of the interior features of the building such as pews, stone plaques and the alter etc.... as discussed on site resource consent will need to be granted before the work is carried out. As part of the the consent application we will be looking for a clear rational from the engineers as to why they consider the building to be of immediate danger to the interior features and why these objects can not be appropriately protected in situ. The application will also need to cover who will carry out the removal of the objects and what experience they have in dealing with heritage fabric, which conservation architect or heritage expert will oversee the works, how the objects will be labelled to ensure they can be returned to their original location, how the objects will be packed/protected (for while they are in storage), where the items will be stored and when it is anticipated that the objects will be returned to the building.

Process for Future Applications and Temporary Works

Given the amount of time that has past since my email of 30 November 2010 (copy attached) and follow up email of 21 January, outlining that resource consent would be required before the organ is removed it is disappointing that this has not occurred, or that the information was not sent through to the Council in October when it was obtained from The South Island Organ Company. I want to be quite clear that it is not appropriate for works to continue to be carried out on this building with out prior discussion with Myself, Jenny and Amanda. This is a Group 1 building under the City Plan with the highest level of protection and that for this reason we need to make sure a proper and robust process is followed (such that it is not open to criticism or challenge by a 3rd party) . It is important that discussions about the building take place as soon as new issues come to light as we understand that it is important not to delay the process and emergency works. Jenny, Amanda and/or myself can be available at reasonably short notice for advice if this is required.

If there are further emergency works proposed to secure the building we are happy to do this with urgency provided proper documentation is supplied to us for consideration and we are able to meet with the appropriate experts from your team and NZHPT on site to discuss the works, prior to them commencing. This will make for a smoother consent process for all involved when the application is lodged.

Other Recommendations

For future applications for resource consent for repairing and strengthening the building given the Group 1 status of the building we strongly recommend that you commission a consultant planner to prepare applications as they will be familiar with the Council's requirements for such consents and can ensure that the process runs smoothly.

We would also like to see a full structural report for the building following the boxing day earthquakes completed as soon as possible, as the information contained in such a report will be required to support the retrospective and non-retrospective aspects of the resource consent application(s) to be lodged. It may also identify further temporary securing works that could be undertaken to prevent further damage.

Please do not hesitate to contact me if you require any clarification of the matters above or the City Plan process that is required to be followed pursuant to the matters under the RMA for historic heritage.

Regards

Clare

Clare Revell
Senior Planner

Environmental Policy and Approvals Unit

DDI: 03 941-8824

Email: clare.revell@ccc.govt.nz

Web: www.ccc.govt.nz

Christchurch City Council

Civic Offices, 53 Hereford Street, Christchurch

PO Box 73013, Christchurch, 8154

Please consider the environment before printing this email

From: Tim Fahy [mailto:tim.fahy@arrowinternational.co.nz]
Sent: Friday, 11 February 2011 4:07 pm
To: Revell, Clare
Subject: Durham St Methodist Church Organ Removal

Hi Clare,
As discussed please see attached Organ removal report and supporting information,

Kind regards

Tim Fahy
Project Manager
ARROW INTERNATIONAL LIMITED



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P O Box 42, Christchurch, New Zealand
Tel: 03 366 5418 | Fax: 03 366 4304
DDI: 03 363 6059 | Mob: 0275 303 800

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