



RESEARCH FIRST



PUBLIC PREFERENCES FOR THE CATHEDRAL IN CATHEDRAL SQUARE

REPORT PREPARED FOR CHURCH PROPERTY TRUSTEES

RESEARCH REPORT
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Contents

Public Preferences for the Cathedral in Cathedral Square

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1

Key Messages

1.1 General Attitudes

This research makes it clear that residents' primary concern regarding the Cathedral in the Square is that something is done soon. As well as 78% of respondents endorsing this concern, nearly half (48%) believed that, if necessary, the Government should intervene to allow the Anglican Church to get on with doing what it chooses with the Cathedral.

At the same time, this research shows residents in Greater Christchurch feel a great sense of ownership for the Cathedral. This means there are competing views about who should hold the decision rights regarding the Cathedral's future. 59% of respondents believed the Cathedral "is too important to Christchurch to be left to the Anglicans alone to decide on its future". While 47% agreed that "it should be left to the Anglican Church to determine what happens to the Cathedral".

The question of who gets to decide the Cathedral's future seems inextricably linked to perceptions of who should pay for it. The majority of participants in this research (53%) wanted the solution funded by the Anglican Church. Respondents were less supportive of the Government contributing taxpayer money (41%), and even less supportive of Christchurch City Council using ratepayer money (31%).

1.2 Initial Preference

When asked initially, the majority (58%) of respondents preferred reinstatement of the original Cathedral. In contrast, replacement was preferred by just one-third of respondents (with 9% of respondents having no preference).

The most important reason for preferring reinstatement was the historic or iconic value of the existing Cathedral. Also noted was the value of the Cathedral as a heritage building.

The youngest respondents in this survey (those 18-44) were more likely than older residents to nominate reinstatement as their first preference, but there were no differences in preference by religious affiliation. Christians were just as likely as non-Christians to prefer reinstatement; and Anglicans were no more likely to support replacement than other respondents.

78%

Doing something soon is the primary concern

48%

Believe the **Government should intervene**

59%

Believe the Cathedral is "**too important to Christchurch to be left to the Anglicans alone to decide on its future**"

47%

Agreed that "**it should be left to the Anglican Church to determine what happens to the Cathedral**"

53%

Wanted the solution **funded by the Anglican Church**

1.3 Revisited Preference

What this research makes clear is that knowing about the consequences of their preferences changes those preferences. Nearly one-quarter of respondents (23%) changed their preference after considering its consequences.

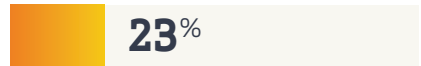
As a result, when asked a second time, replacement becomes the preferred choice for the participants in this survey (49%). Support for reinstatement reduces from 58% to 43%.

Those respondents who changed their preference were most likely to say that understanding the costs associated with reinstatement influenced them most. Also important was the time taken to reinstate the Cathedral.

Women were twice as likely as men to change their preference, and younger residents (those aged 18-34) were more likely than older residents to change theirs.



Initially preferred **reinstatement of the original Cathedral**



Changed their preference after considering its consequences



Preferred **replacement of the original Cathedral** when asked a second time

2

Introduction

Church Property Trustees (CPT) hold and administer the property and funds of the Anglican Diocese of Christchurch. In 2013 CPT made the decision to deconstruct Christ Church Cathedral and replace it with a new cathedral using a 'modern contemporary' design. Since this decision, there has been considerable debate about how the public feels about this decision, and particularly the extent to which the public would prefer CPT to reinstate Christ Church Cathedral.

This debate is no surprise: prior to the Canterbury Earthquake Sequence, Cathedral Square was a popular place for locals and tourists to meet, socialise, and be entertained. Christ Church Cathedral became an icon (and, indeed, a metonym) for Christchurch¹; and public art in the Square came to symbolise the vibrant and confident city Christchurch had become. In these ways and many more, the identity of Christchurch is interwoven with Christ Church Cathedral and Cathedral Square.

However, what the debate about the future of the Cathedral in the Square has lacked is robust evidence about public preferences. This is particularly so in regard to preferences built on a thorough understanding of the consequences of the competing options. To fill this gap, in March 2017 CPT contracted Research First Ltd to:

- Provide a robust and scientific measure of public preferences among residents from across Greater Christchurch²; and
- Identify how knowing about the consequences of preferences influences those preferences.

This report provides the results from that research.

What the **debate** about the future of the Cathedral in the Square has **lacked** is **robust evidence about public preferences**.

1. For instance, in Christchurch City Council's logo.

2. The Greater Christchurch Area is defined by drawing a line around Christchurch City that takes in the communities within the 'commuter belt' (approximately half-an-hour drive from the Central City) in Selwyn and Waimakariri Districts. Greater Christchurch therefore includes the urban area of Christchurch City and Lyttelton harbour, the area of Selwyn District north of the Selwyn River and east of Kirwee (including the towns of Prebbleton, Lincoln, Rolleston and West Melton), and Waimakariri District south of the Ashley River and east of Swannanoa (including the towns of Rangiora, Waikuku, Woodend/Pegasus and Kaiapoi).

3

Research Design

For this survey to be meaningful and useful it needed to do two things:

1. Represent the views of Greater Christchurch residents (rather than just particular groups within that community); and
2. Identify how understanding the consequences of preferences influence those preferences.

3.1 How Does this Survey Represent Greater Christchurch Residents?

There are two important questions in survey design: how many people are interviewed for the survey (the sample size), and how they are selected (the sample selection method).

This survey used an achieved sample of N=380 residents. This sample size was chosen because it provides results with a margin of error of +/-5% at the 95% confidence interval³. This is the conventional survey threshold taken as providing 'robust' results.

But this claim of robustness only holds if everyone in the population has an equal chance of being included in the sample. Random selection of respondents provides this, and is the only safe way to overcome the effects of bias that arise from a non-representative sample.

To provide that equal chance to all residents in the Greater Christchurch area, this survey used a mixed method approach, combining telephone surveying (landlines and mobile phones) and door-to-door personal interviewing⁴. This design was necessary because access to telephones in Greater Christchurch is not universal. At the 2013 Census 88% of households in Christchurch City reported having a landline, and 84% reported having access to a mobile phone⁵. But this aggregate measure masks important variations by respondent type. Households in poorer neighbourhoods, and those with younger residents, are much less likely to have a landline than other kinds of households (and hence be under-reported by simple landline surveying).

For this survey, the door-to-door component involved randomly selected addresses in suburbs that had been identified as having lower rates of internet and telephone connectivity (from the Census 2013 data). To qualify for this part of the survey, those households had to report having no access to a landline telephone. 42 door-to-door interviews were completed, thus ensuring the survey sample includes those that would otherwise have been missed by a telephone survey (Table 3.1).

The research reported here is the product of a **sequential, mixed method, research design**. It is based on a random sample of **380** Greater Christchurch residents.

3. That is, we can be 95% confident that the results from the survey sample are within +/-5% of the real value in the population from which the sample was drawn.

4. An online survey was also created to manage the over-filled quotas. This was publicly available on Research First's website and attracted considerable interest. The results of this non-representative self-selected sample are provided in Appendix 1

5. <http://www.cdc.org.nz/news/households-access-telecommunications/>

Table 3.1: Survey Sample Composition by Method and Age of Respondent

Column %	18 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65+	NET	Row n
Telephone surveying (landline and mobile)	83%	85%	83%	94%	91%	97%	89%	339
Door-to-Door surveying (face-to-face).	17%	15%	17%	6%	9%	3%	11%	42
NET	64	67	59	65	57	69	64	381

The survey design is technically known as a **sequential mixed-method** approach because the door-to-door interviews were done first (to ensure the no-landline part of the sample was filled). The telephone survey component was completed by Research First’s in-house call centre, and involved calling randomly selected households from across Greater Christchurch. The benefits of the mixed method approach include:

- Randomised sample selection: This means that the results can be extrapolated to the Greater Christchurch population as a whole, using probability methods;
- Interviewer-led introduction of the survey: The recruitment protocol ensured participants were aware of the requirements of the survey (including that the survey involved discussion of a potentially sensitive topic) to help minimise the drop off rate ; and
- Quota-based sampling: Recruitment by interviewers meant quotas could be applied to the sample, ensuring it is representative of the Greater Christchurch population.



The notion of quota-based sampling is important because it means the final sample can be representative of Greater Christchurch by age, gender, and location. While this was a labour-intensive approach to research, the value is seen in how well the final survey mirrors the composition of the population of Greater Christchurch (Table 3.2).

Table 3.2: Survey Sample Composition Compared to Greater Christchurch Population

	Census population share	Survey sample Composition
18-24	17%	17%
25-34	14%	18%
35-44	17%	16%
45-54	18%	17%
55-64	15%	15%
65+	19%	18%
Male	49%	48%
Female	51%	52%
Burwood-Pegasus	10%	9%
Heathcote-Spreydon	14%	16%
Shirley-Papanui	17%	15%
Fendalton-Waimairi	13%	10%
Riccarton-Wigram	14%	14%
Ferrymead-Hagley	9%	13%
Banks Peninsula	2%	2%
Selwyn	10%	13%

What this means is that CPT can have confidence the views uncovered in this survey are an accurate microcosm of greater Christchurch.

Table 3.2 demonstrates how closely the achieved survey sample matches the composition of the greater christchurch population.

3.2 How Does this Survey Test the Impact of Informed Choice?

As noted above, understanding the community's attitudes towards the Cathedral (and the options regarding its reinstatement or replacement) is a complex undertaking. This complexity arises because different choices have different consequences, and it is important that residents are aware of those consequences when making a choice. This complexity means that a traditional survey approach will not provide the subtlety needed. Instead, a more dynamic research method is required, one that tests people's opinions, needs, and willingness to pay, against a range of options.

To do this, Research First used an informed choice survey design. This approach builds on the logic of the discrete choice experiment (DCE). In the DCE approach, survey participants are asked to state their preference over hypothetical alternative scenarios, where:

Each alternative is described by several attributes and the responses are used to determine whether preferences are significantly influenced by attributes, and also their relative importance⁶.

When participants' preferred attributes are known, modelling software is used to determine the kind of product or service the participant would 'most prefer', by comparing the relative importance of the different variable combinations. DCEs are commonly used in complex policy situations because they are seen to mirror how real-world decisions are made (where trade-offs and costs are involved). As Mangham et al note:

Information on the relative importance of the selected attributes can be useful for those involved in policy decisions and setting resource allocation priorities, and may be designed with that in mind⁷.

Research First has recently used this approach to understand how Christchurch residents feel about a multipurpose outdoor events centre stadium, and how Auckland residents consider housing preferences.




But for this research there were insufficient options (and attributes for each option) to use the full DCE approach. Instead, Research First used an informed choice design, where participant were asked for their preference and then presented with a series of consequences of those choices. For each consequence, respondents were asked if this changed how they felt about their choice and, if so, how much it changed their opinion. This two step approach means it is possible to both measure which consequences most frequently affected respondents' opinions, and the extent of that impact.

This research was designed to test how understanding the consequences of their choices would affect those choices.

6. Mangham, L. et al (2008) Designing a Discrete Choice Experiment, *Health Policy and Planning*, 24 151-158

7. Ibid

In this survey respondents were offered three choices in regard to the future of the Cathedral:

	1	Replacing with a contemporary cathedral
	2	Reinstating the original Anglican Cathedral
	3	I don't mind / care what happens

These options were developed by CPT as the only practicable alternatives.

For those choosing replacement or reinstatement, they were then presented with the following consequences:

Figure 3.1 Replacing with a Contemporary Cathedral

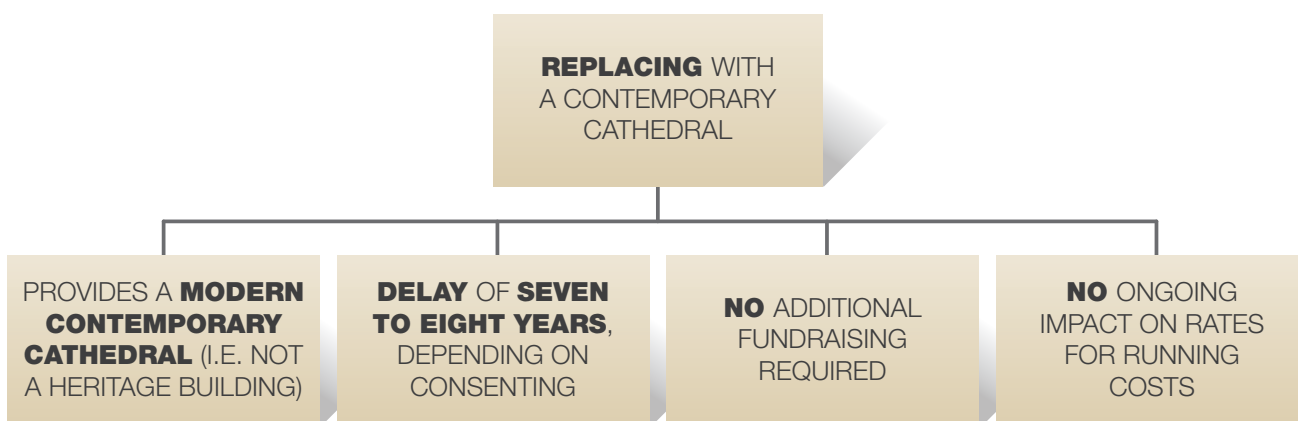
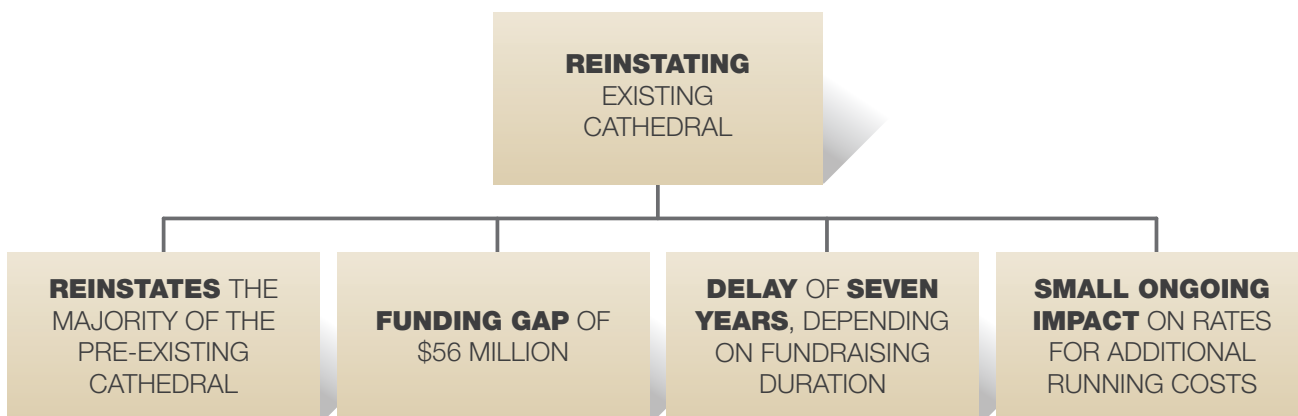


Figure 3.2 Reinstating Existing Cathedral



The timeframes and prices used in these surveys came from the work of the independent Christ Church Cathedral Working Group, and were refined in conjunction with staff from CPT.

The survey asked for respondents' initial preferences **before** any of these consequences were introduced.

It is important to note that the design of the survey asked for respondents' initial preferences before any of these consequences were introduced. The final survey was in four parts, starting with a series of questions about their attitudes towards the Cathedral (and Anglican Church) in general. (Figure 3.3).

Figure 3.3 Survey Questionnaire Stages



The survey questionnaire went through a number of iterations (and revisions). This involved both internal cognitive testing and external pretesting, as well as external peer review (Figure 3.4).

Figure 3.4 Survey Questionnaire Development Process



The pretest process provides a powerful way to identify any problems with a survey's questions or procedures prior to moving into data collection. More specifically, pretesting provides valuable information about the following broad categories of potential problems, including:

- Respondent comprehension, burden, and interest (e.g., can respondents understand the words and concepts used?; do respondents interpret the questions as the researcher intends?; are respondents willing and able to perform the tasks required to provide accurate and complete answers?; are respondents attentive and interested in the questions?).
- Interviewer tasks (e.g., do interviewers modify the specific question wording?; do interviewers follow the interview instructions correctly?; do interviewers record complete answers?).
- Other questionnaire issues (e.g., are the questions internally consistent?; do the questions have a logical flow?; are the skip instructions correct?).
- Sampling issues (e.g., what is the response rate?; does the sampling frame seem complete and accurate?).
- Coding and analysis (e.g., is it difficult to code responses to open-ended questions?; is the level of response variation acceptable?)⁸.

8. Czaja, R. (1998). Questionnaire pretesting comes of age. *Marketing Bulletin*, 9, 52-66.

The research process was overseen by a Research Advisory Group convened by CPT. In addition, it is important to note that Research First is a professional and independent research company that takes its ethical obligations very seriously. This means Research First is committed to ensuring:

1. Research is conducted in an honest, truthful and objective way.
2. The research is designed to be comprehensive and inclusive of all stakeholder views in order to provide accurate conclusions.
3. This report outlines the methods used to enable others to check the validity of conclusions drawn from the research.
4. Research First's quality assurance programmes are designed to guarantee the reliability of the research process and the accuracy of analysis.
5. The principles of transparency, confidentiality and secure handling of personally identifiable data are key commitments in Research First's approach.

4

Survey Results: General Attitudes

4.1 Context



Before asking about residents' preferences regarding the future of the Cathedral, a series of questions were asked about their attitudes towards the Cathedral (and Anglican Church) in general. This was done by presenting respondents with a series of statements and asking them how much they agreed or disagreed with each. The respondents were asked to rate their level of agreement using a simple five point Likert Scale, with the following options:

1	2	3	4	5
Strongly Disagree	Disagree	Ambivalent	Agree	Strongly Agree

To make these results easy to interpret, those respondents who either 'strongly agreed' or 'agreed' with each statement have been combined to make a composite 'more than agree' (MTA) score.

4.2 A Sense of Urgency

What is clear from this first part of the survey is that residents' primary concern is that **something is done soon** about the Cathedral. 78% of respondents in this survey agreed (or agreed strongly) with this statement.

Table 4.1: A Sense of Urgency

The most important thing about the Anglican Cathedral in the Square is that something is done soon	78%
Total survey sample, N=381	

This concern was also apparent in the answers to the open-ended question 'is there anything you would like to say about the Cathedral in Cathedral Square' where the most common comment (27%) was that it is taking too long to decide what to do with the Cathedral, or that the decision about the Cathedral's future needs to be made quickly (see Appendix 5)

This can also be seen in the fact that nearly half of the respondents in this survey believed that the Government should intervene to allow the Anglican Church to get on with doing whatever it chooses to do with the Cathedral in the Square.

Table 4.2: Moving Forward

If necessary, the Government should intervene to allow the Anglican Church to get on with doing whatever it chooses to do with the Cathedral in the Square	48%
Total survey sample, N=381	

4.3 A Great Sense of Ownership

The first part of the survey also shows that the residents of Greater Christchurch feel a great sense of ownership for the Cathedral. 54% agreed (or agreed strongly) that they cared 'a great deal about what happens' to the Cathedral in the Square. Similarly, 71% of respondents disagreed (or disagreed strongly) with the statement 'I don't really care what happens...!'

Table 4.3: Engagement and Ownership

I personally care a great deal about what happens to the Anglican Cathedral in the Square	54% Agree
I personally don't really care what happens to the Anglican Cathedral in the Square	71% Disagree
Total survey sample, N=381	

This sentiment was also apparent in the answers to the question 'is there anything you would like to say about the Cathedral in Cathedral Square' where the second most common comment (15%) was that 'The cathedral has historic/ iconic/ heritage value.'

78%

Doing something soon is the primary concern

48%

Believe the **government should intervene**

4.4 Who Decides?

This first part of the survey also suggests there are competing views about **who should get to decide** the future of the Cathedral in the Square. Given the sense of ownership outlined in 4.2, above, it is no surprise that many respondents believe the Cathedral in the Square is too important to be left to the Anglican Church to decide on its fate. 59% of respondents agreed (or strongly agreed) with this. However, 47% of respondents also agreed (or strongly agreed) that, because the Cathedral is the property of the Anglican Church, it should be left to the Church to determine what happens to it.

Table 4.4: Decision Rights

The Anglican Cathedral in the Square is too important to Christchurch to be left to the Anglicans alone to decide on its future	59%
Given it's their property, it should be left to the Anglican Church to determine what happens to the Anglican Cathedral in the Square	47%
Total survey sample, N=381	

4.5 Who Pays?

Regardless of where the decision rights sit, the majority of participants in this research wanted the **solution funded by the Anglican Church**. 53% agreed (or strongly agreed) that whatever happens to the Anglican Cathedral, it needs to be entirely funded out of the insurance settlement the Anglican Church has received for the damage to the current cathedral. Respondents were less supportive of the Government contributing taxpayer money to the reinstatement of the Cathedral (41%) and even less supportive of the Christchurch City Council using ratepayer money to support reinstatement (31%).

Table 4.5: Who Should Pay for the Cathedral?

Whatever happens to the Anglican Cathedral, it needs to be entirely funded out of the insurance settlement the Anglican Church has received for the damage to the current cathedral	53%
The Government should contribute taxpayer money towards the reinstatement of the Anglican Cathedral in the Square	41%
Christchurch City Council (CCC) should contribute ratepayer money towards the reinstatement of the Anglican Cathedral in the Square	31%
Total survey sample, N=381	

59%

Believe the Cathedral is **“too important to Christchurch to be left to the Anglicans alone to decide on its future”**

47%

Agreed that **“it should be left to the Anglican Church to determine what happens to the Cathedral”**

53%

Wanted the solution **funded by the Anglican Church**

4.6 How Much Does it Matter?

Finally, the survey attempted to understand the relative importance of the Cathedral to Greater Christchurch residents. Here respondents were evenly split, with 50% agreeing (or strongly agreeing) that 'there are many issues in the rebuilding of Christchurch that are more important than what is done with the Anglican Cathedral in the Square'. A minority of respondents (21%) believed there are better things the Anglican Church could do with its insurance settlement money than spend it on fixing or building a cathedral.

Table 4.6: How Much Does The Cathedral Matter?

There are many issues in the rebuilding of Christchurch that are more important than what is done with the Anglican Cathedral in the Square	50%
I think there are better things the Anglican Church could do with its insurance settlement money than spend it on fixing or building a cathedral	21%
Total survey sample, N=381	

4.7 Difference in Attitudes by Respondent Type

The results presented above show the patterns in the total survey sample. It is important to note that there are variations within this sample by types of respondents. These are discussed below.

4.7.1 Difference in Attitudes by Gender

In this survey men were less likely to care about the Cathedral, and more likely to think that there are better things the Anglican Church could do with its insurance settlement money than spend it on the Cathedral. Women were more likely to care than men; more likely to think the fate of the Cathedral is too important to be left to the Anglican Church to determine what happens; and more likely to think the Government or CCC should contribute to reinstatement

Table 4.7: Differences in Attitude by Gender of Respondent

	Male	Female	NET
I personally don't really care what happens to the Anglican Cathedral in the Square	59%	41%	100%
The Anglican Cathedral in the Square is too important to Christchurch to be left to the Anglicans alone to decide on its future	42%	58%	100%
Christchurch City Council (CCC) should contribute ratepayer money towards the reinstatement of the Anglican Cathedral in the Square	43%	57%	100%*
The Government should contribute taxpayer money towards the reinstatement of the Anglican Cathedral in the Square	44%	56%	100%
I personally care a great deal about what happens to the Anglican Cathedral in the Square	41%	59%	100%
I think there are better things the Anglican Church could do with its insurance settlement money than spend it on fixing or building a cathedral	57%	43%	100%
	N=183	N=198	N=381

*of those who supported the use of CCC Money

4.7.2 Difference in Attitudes by Age

The survey also revealed some differences in attitude by the age of participants. Older residents (those 45+) were more likely than other respondents to say they personally cared a great deal about what happens to the Cathedral; residents over 35 were more likely than younger residents to say the most important thing about the Cathedral is that something is done soon; and the oldest residents (65+) were the least likely to agree that there are many issues in the rebuilding of Christchurch that are more important than what is done with the Cathedral. Younger respondents (18-24) were the least likely to agree that the redevelopment of the Cathedral needs to be entirely funded out of the insurance settlement the Anglican Church has received for the damage to the current cathedral

Table 4.8: Differences in Attitude by Age of Respondent

	18 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65+	Overall score
I personally care a great deal about what happens to the Anglican Cathedral in the Square	44%	46%	49%	66%	53%	65%	54%
The most important thing about the Anglican Cathedral in the Square is that something is done soon	66%	67%	81%	78%	84%	88%	78%
There are many issues in the rebuilding of Christchurch that are more important than what is done with the Anglican Cathedral in the Square	45%	58%	66%	46%	56%	29%	50%
Whatever happens to the Anglican Cathedral, it needs to be entirely funded out of the insurance settlement the Anglican Church has received for the damage to the current cathedral	41%	49%	54%	54%	54%	54%	53%
total n = 381	N=64	N=67	N=59	N=65	N=57	N=69	N=381

4.7.3 Difference in Attitudes by Location

The survey also shows some interesting patterns in attitudes by the location of the respondents. Those respondents in the Ferrymead/Hagley Ward were more likely than other residents to say they didn't personally care what happened to the Cathedral; more likely to say the decision rights rest with the Anglican Church; and most likely to say that whatever happens to the Cathedral, it needs to be entirely funded out of the insurance settlement the Anglican Church has received for the damage to the current cathedral.

In contrast, respondents in the Shirley/Papanui Ward were more likely than other residents to say they personally cared about the fate of the Cathedral; less likely to agree that there are many issues in the rebuilding of Christchurch more important than what is done with the Cathedral; more likely to say that the Cathedral is too important to Christchurch to have the decision rights regarding its fate rest with the Anglican Church⁹; and more likely to agree that the Government or CCC should contribute to the Cathedral's restatement.

9. Note for this analysis the results for residents from Banks Peninsula have been ignored because this is such a very small subset of respondents (N=7)

Table 4.9: Differences in Attitude by Location of Respondent

	Burwood/Pegasus	Fendalton/Waimairi	Ferrymead/Hagley	Heathcote/Spreydon	Riccarton/Wigram	Shirley/Papanui	Banks Peninsula	Selwyn	Waimakariri
I personally don't really care what happens to the Anglican Cathedral in the Square	14%	13%	23%	10%	15%	11%	0%	15%	19%
Given it's their property, it should be left to the Anglican Church to determine what happens to the Anglican Cathedral in the Square	50%	49%	58%	48%	46%	40%	29%	40%	34%
Whatever happens to the Anglican Cathedral, it needs to be entirely funded out of the insurance settlement the Anglican Church has received for the damage to the current cathedral	50%	44%	71%	48%	56%	51%	29%	48%	38%
There are many issues in the rebuilding of Christchurch that are more important than what is done with the Anglican Cathedral in the Square	53%	51%	63%	53%	50%	35%	43%	50%	44%
The Anglican Cathedral in the Square is too important to Christchurch to be left to the Anglicans alone to decide on its future	58%	44%	58%	61%	58%	67%	71%	50%	56%
Christchurch City Council (CCC) should contribute ratepayer money towards the reinstatement of the Anglican Cathedral in the Square	17%	26%	21%	31%	29%	44%	43%	29%	41%
The Government should contribute taxpayer money towards the reinstatement of the Anglican Cathedral in the Square	39%	31%	35%	39%	38%	49%	43%	46%	44%
I personally care a great deal about what happens to the Anglican Cathedral in the Square	56%	44%	46%	53%	52%	65%	57%	54%	63%
Ward samples (N)	36	39	48	62	52	57	7	48	32

4.7.4 Difference in Attitudes by Religious Affiliation

This survey asked respondents to nominate their religious affiliation and, if they nominated as Christian, to specify which denomination they identified with. Analysing the attitudes towards the Cathedral by these variables shows that both influence how people think about the Cathedral.

For instance, Christians are more likely than non-Christians to say they personally care a great deal about what happens to the Cathedral; that something needs to happen soon; that the Anglican Church should have the decision-rights about the Cathedral's future; and that the Government should contribute towards the cost of reinstatement (Table 4.10A).

Similarly, non-Christians are more likely than Christians to agree that there are more important issues facing Christchurch than the fate of the Cathedral; and that there are better things the Church could be doing with its insurance money (Table 4.10B).

There is no difference in attitude by religious affiliation in regard to the need to pay for the Cathedral out of the current insurance settlement; or the appeal of CCC contributing ratepayer money to the rebuild.

Table 4.10: Differences in Attitude by Religious Affiliation¹⁰

	No religion	Christian
(A) Christians are more likely to agree		
I personally care a great deal about what happens to the Anglican Cathedral in the Square	44%	62%
The most important thing about the Anglican Cathedral in the Square is that something is done soon	68%	82%
Given it's their property, it should be left to the Anglican Church to determine what happens to the Anglican Cathedral in the Square	39%	48%
If necessary, the Government should intervene to allow the Anglican Church to get on with doing whatever it chooses to do with the Cathedral in the Square	40%	49%
The Government should contribute taxpayer money towards the reinstatement of the Anglican Cathedral in the Square	33%	44%
(B) Non-Christians are more likely to agree		
There are many issues in the rebuilding of Christchurch that are more important than what is done with the Anglican Cathedral in the Square	54%	40%
I think there are better things the Anglican Church could do with its insurance settlement money than spend it on fixing or building a cathedral	22%	14%
(C) Christians and Non-Christians agree		
Whatever happens to the Anglican Cathedral, it needs to be entirely funded out of the insurance settlement the Anglican Church has received for the damage to the current cathedral	46%	51%
Christchurch City Council (CCC) should contribute ratepayer money towards the reinstatement of the Anglican Cathedral in the Square	28%	31%
	186	178

When examining the results by Anglicans specifically, it is clear that Anglicans are more likely to say they personally care about what happens to the Cathedral; and less likely to agree that there are many issues in the rebuilding of Christchurch more important than what is done with the Cathedral, or that the Anglican Church has better things to do with its insurance settlement than replace or repair the Cathedral (Table 4.11). Beyond these positions, however, it is hard to distinguish the attitudes of Anglicans from the other participants in this research.

10. Note this table leaves out the N=17 respondents who identified as a different religion to Christianity

Table 4.11: Differences in Attitude by Christian Denomination¹¹

(A) Anglicans are more likely to agree	Anglican	Non-Anglican Christian	No religion	Overall
I personally care a great deal about what happens to the Anglican Cathedral in the Square	80%	53%	48%	54%
(B) Anglicans are less likely to agree				
There are many issues in the rebuilding of Christchurch that are more important than what is done with the Anglican Cathedral in the Square	32%	44%	60%	50%
I think there are better things the Anglican Church could do with its insurance settlement	7%	18%	24%	21%
(C) No difference between Anglicans and others				
The most important thing about the Anglican Cathedral in the Square is that something is done soon	78%	84%	75%	78%
Given it's their property, it should be left to the Anglican Church to determine what happens to the Anglican Cathedral in the Square	42%	53%	43%	47%
The Anglican Cathedral in the Square is too important to Christchurch to be left to the Anglicans alone to decide on its future	61%	55%	59%	59%
Whatever happens to the Anglican Cathedral, it needs to be entirely funded out of the insurance settlement the Anglican Church has received for the damage to the current cathedral	53%	51%	53%	53%
If necessary, the Government should intervene to allow the Anglican Church to get on with doing whatever it chooses to do with the Cathedral in the Square	42%	53%	46%	48%
Christchurch City Council (CCC) should contribute ratepayer money towards the reinstatement of the Anglican Cathedral in the Square	27%	33%	30%	31%
The Government should contribute taxpayer money towards the reinstatement of the Anglican Cathedral in the Square	44%	45%	37%	41%
N	59	119	186	381

Note that we need to be cautious about making too much of these data as Anglicans N=59 and the margin of error goes up significantly. Equally, to qualify as 'Anglican' in this survey participants simply self-identified as such. The survey is silent about the attitudes of **practicing** Anglicans.

11. Note this table leaves out the N=17 respondents who identified as a different religion to Christianity

5

Initial Preferences



5.1 Reinstatement is Preferred

When asked for their initial preference, the majority (58%) of respondents wanted to see the reinstatement of the original Cathedral. One-third of respondents preferred the replacement Cathedral, and 9% of respondents had no opinion.

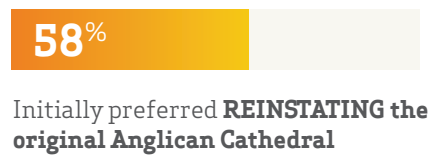
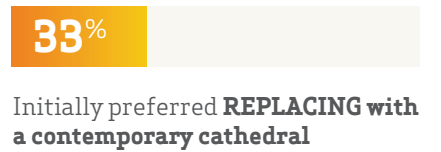


Table 5.1: Initial Preferences

Reinstating the original Anglican Cathedral	58%	221
Replacing with a contemporary cathedral	33%	124
I don't mind / care what happens	9%	36
NET	100%	381



One of the reasons for using a probability sample in this research is that it is possible to extrapolate from these results to the wider population of Greater Christchurch residents. Using the error margins for each of these scores, we can see that the likely population values¹² for the initial preferences could be as high as 62.9% for reinstatement, or as low as 53.1%. In either case, it is clear that reinstatement of the Cathedral is clearly the preferred initial choice for residents in Greater Christchurch (Table 5.2 and Figure 5.1).

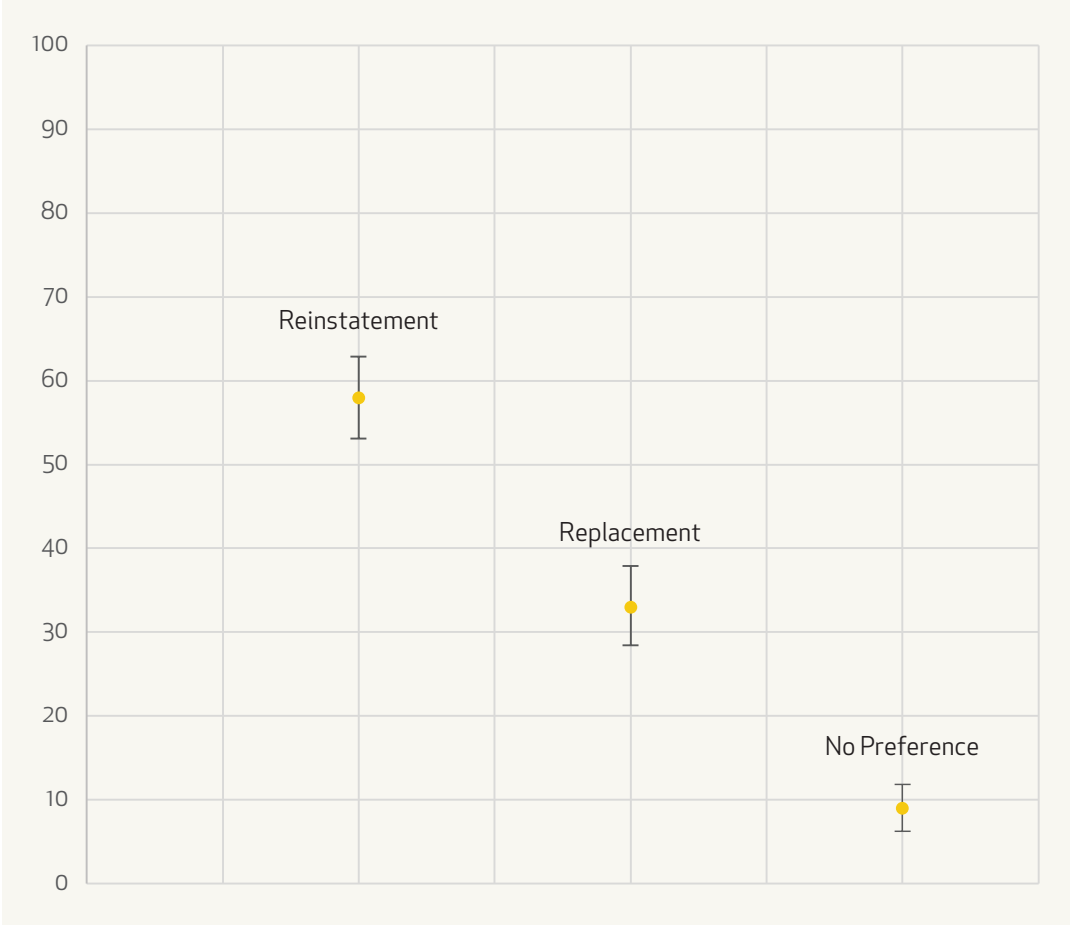
Table 5.2: Initial Preferences with error margins¹³

	Upper bound	Midpoint	Lower bound
Reinstate	62.9%	58%	53.1%
Replace	37.6%	33%	28.4%
No preference	11.8%	9%	6.2%

12. 'Likely' here means at the 95% confidence interval.

13. The error margins are different for each of the scores because a survey's stated 'margin of error' is the maximum amount of error and is taken at the middle of the normal curve (i.e., for a score of 50%). As scores move away from the middle of the distribution, the height of the normal curve decreases and the amount of error attached to each score decreases.

Figure 5.1 Initial Preferences for Cathedral, with Error Margins



5.2 The Factors Shaping Preferences

After respondents had identified their initial preferences, they were asked for 'the most important reason' why they chose this option. For those preferring reinstatement, the most common response was the historic or iconic value of the existing Cathedral. Also noted was the value of the Cathedral as a heritage building.

Table 5.3: Main Reason for those Preferring Reinstatement

	Of those wanting reinstatement
Historic/ Iconic value	81%
Like heritage buildings/ should retain heritage architecture	22%
Tourist attraction	7%
N=221	

For those preferring replacement, the main reasons were because a new Cathedral would be 'more modern' (41%), safer (20%), and would cost less than reinstatement (19%).

Table 5.4: Main Reason for those Preferring Replacement

	Of those wanting replacement
Contemporary cathedral would be modern/ forward-looking	41%
Contemporary cathedral would be safer/ more durable	20%
Costs less than reinstatement	19%
Don't like old cathedral/ currently an eyesore	10%
Contemporary cathedral would be more practical/ have wider usage applications	6%
Less rebuild time than reinstatement	6%

Reasons for reinstatement:

HERITAGE
VALUE

ICONIC

Reasons for replacement:

MODERN

SAFER

COST LESS

5.3 Differences in Preferences by Respondent Type

5.3.1 Differences in Initial Preferences by Age

The youngest respondents in this survey (those 18-44) were more likely than those respondents aged 45+ to nominate reinstatement as their first preference.

Table 5.5: Initial Preference by Age of Respondent

Column %	18 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65+
Reinstating the original Anglican Cathedral	69%	61%	61%	51%	51%	55%
Replacing with a contemporary cathedral	19%	31%	31%	40%	39%	36%
I don't mind / care what happens	13%	7%	8%	9%	11%	9%
NET	100%	100%	100%	100%	100%	100%
Column n	64	67	59	65	57	69

5.3.2 Differences in Initial Preferences by Location

There are also differences in preferences by where respondents live in Greater Christchurch¹⁴. Those living in Burwood/ Pegasus were more likely than other residents to choose replacement; and those living in the Heathcote/ Spreydon, Riccarton/ Wigram, and Shirley/ Papanui wards were more likely to prefer reinstatement

Table 5.6: Initial Preference by Location of Respondent

Column %	Burwood/ Pegasus	Fendalton/ Waimairi	Ferrymead/ Hagley	Heathcote/ Spreydon	Riccarton/ Wigram	Shirley/ Papanui	Banks Peninsula	Selwyn	Waimakariri
Reinstating the original Anglican Cathedral	53%	56%	52%	61%	65%	63%	71%	50%	56%
Replacing with a contemporary cathedral	44%	36%	29%	34%	25%	28%	14%	38%	34%
I don't mind / care what happens	3%	8%	19%	5%	10%	9%	14%	13%	9%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%
Column n	36	39	48	62	52	57	7	48	32

¹⁴ Although some of these need to be treated with caution due to the small cell sizes for these Ward sub-samples.

5.3.2 Differences in Initial Preferences by Religious Affiliation

It is noteworthy that there are no differences in preference by religious affiliation. That is, Christians are just as likely as non-Christians to prefer reinstatement,

Table 5.7: Initial Preference by Religious Affiliation of Respondent

Column %	No religion	Christian	Overall
Reinstating the original Anglican Cathedral	59%	57%	58%
Replacing with a contemporary cathedral	31%	35%	33%
I don't mind / care what happens	10%	7%	5%
NET	100%	100%	100%
Column n	186	178	381

Similarly, Anglicans are no more likely to support replacement than other respondents, and are just as likely to prefer reinstatement.

Table 5.7: Initial Preference by Religious Affiliation of Respondent

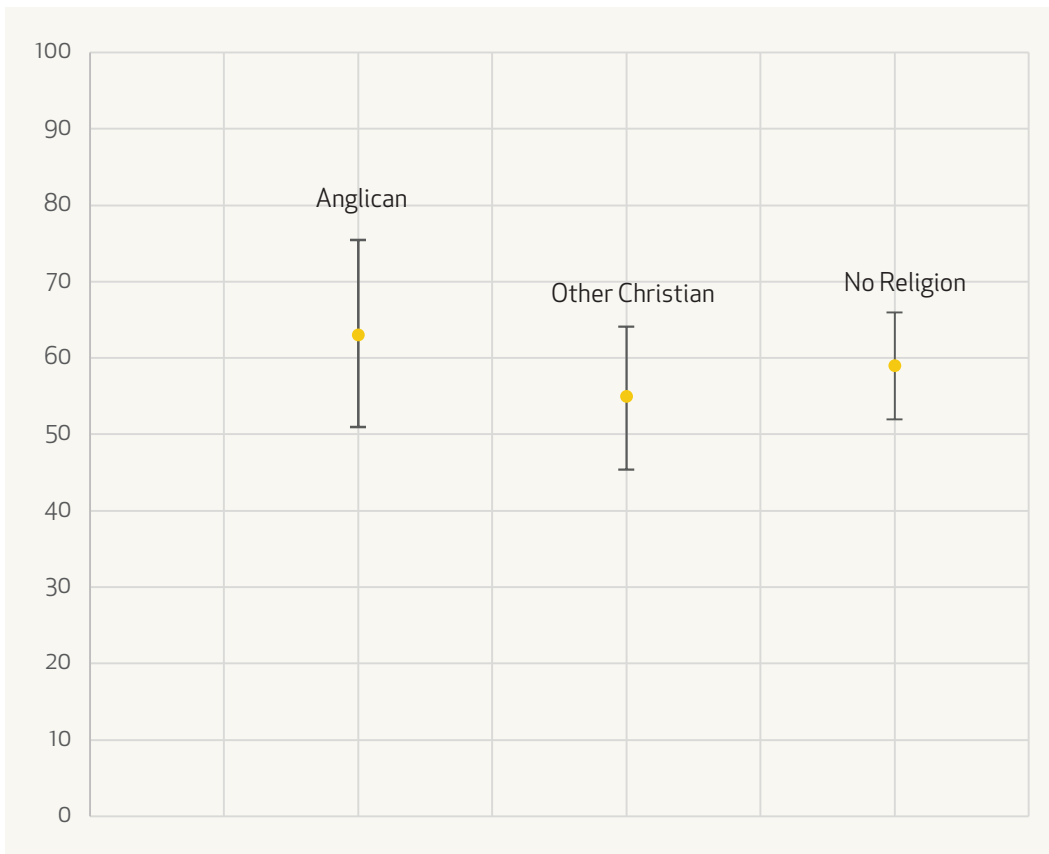
	Anglican	Other Christian	No religion
Reinstating the original Anglican Cathedral	63%	55%	59%
Replacing with a contemporary cathedral	32%	37%	31%
I don't mind / care what happens	5%	8%	10%
NET	100%	100%	100%
Column N	59	119	186

While the raw scores in Table 5.7 might suggest that Anglicans are *more* likely than other Christians (and than those reporting no religion) to support reinstatement, it is important to remember that these data are drawn from a smaller sample (N=59), and hence have larger margins of error attached to them. When these are added to the scores, these results suggest that the views in the population fit in the ranges outlined in Table 5.8. These are perhaps easier to see in Figure 5.2. Given the range of these scores overlap, the most likely interpretation is that there is no real difference between these three groups.

Table 5.8: Initial Preference for reinstatement by denomination with error margins¹⁵

	Upper bound	Midpoint	Lower bound
Anglican	75.3%	63%	50.7%
Other Christian	63.9%	55%	45.1%
No Religion	66%	59%	52%

Figure 5.2: Initial Preference for reinstatement by denomination with error margins



15. The error margins are different for each of the scores because a survey's stated 'margin of error' is the maximum amount of error and is taken at the middle of the normal curve (i.e., for a score of 50%). As scores move away from the middle of the distribution, the height of the normal curve decreases and the amount of error attached to each score decreases.

6

Revisited Preferences

6.1 The Informed Choice Design



As noted in Section 2, above, the research reported here had two purposes. These were:

- To provide a robust and scientific measure of public preferences among residents from across Greater Christchurch; and
- To understand how knowing about the consequences of preferences influences those preferences.

To understand what impact, if any, informing residents of their choices had on their stated preference, the questionnaire presented residents with the following costs and impacts.

Figure 6.1 Impacts of Replacing with a Contemporary Cathedral

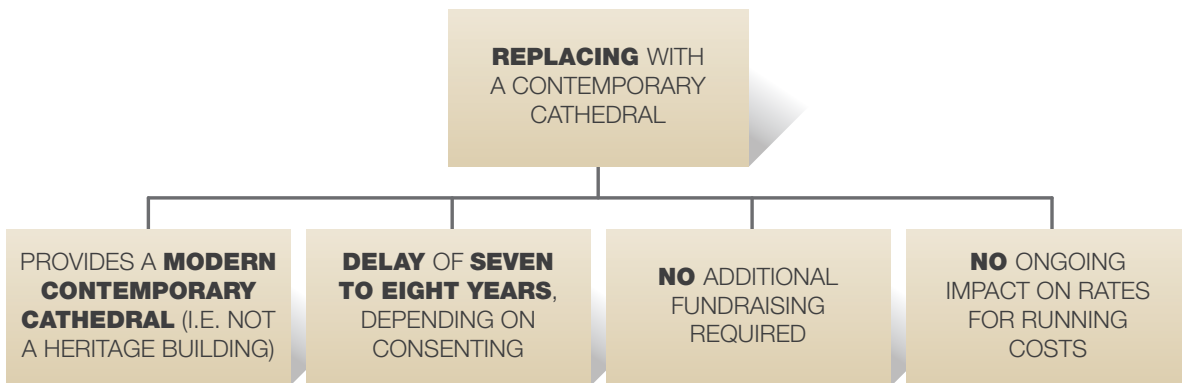
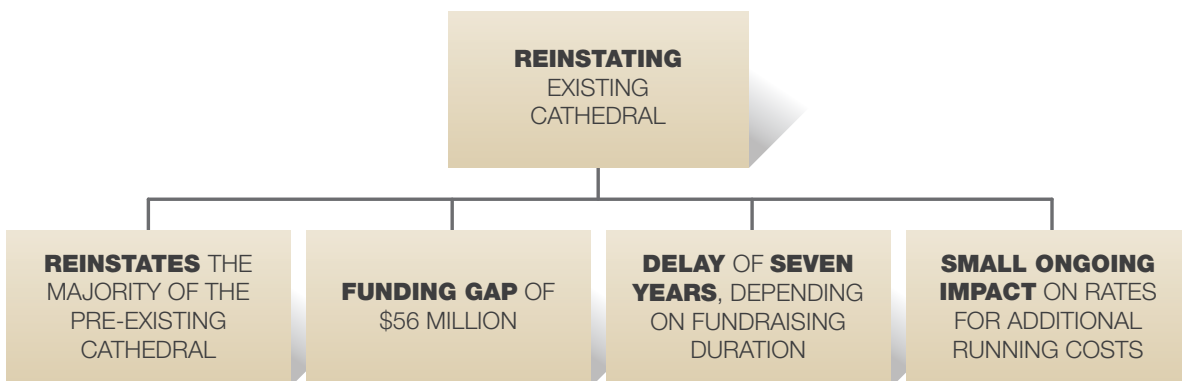


Figure 6.2 Impacts of Reinstatement of Existing Cathedral



6.2 Informing Choices Changes Choices

What this research makes clear is that informing residents about the impact of their choices influences those choices. Prior to these impact being introduced, the participants in this survey had a clear preference for reinstatement. Following a consideration of those impacts, for the revisited preference replacement becomes the preferred choice for the participants in this survey.

Table 6.1: Preferences Before and After Being Informed

Preference	Prior	After	Change
Reinstating the original Anglican Cathedral	58%	43%	-15%
Replacing with a contemporary cathedral	33%	49%	+16%
I still don't mind / care what happens	9%	8%	-1%
N = 381			

When we extrapolate this result to the Greater Christchurch population in general (i.e., when we add the margins of error to the survey results), we can see that the likely population values¹⁶ for these revisited preferences actually overlap (Table 6.2, Figure 6.3). This means the most likely interpretation is that there is no statistically significant difference in the population in terms of the revisited preference.

Table 6.2: Informed Preferences with error margins¹⁷

	Upper bound	Midpoint	Lower bound
Reinstate	47.9%	43%	38.1%
Replace	53.9%	49%	44.1%
No preference	10.7%	8%	5.3%

43%

Revisited preference for **REINSTATING** the original Anglican Cathedral

49%

Revisited preference for **REPLACING** with a contemporary cathedral

¹⁶ 'Likely' here means at the 95% confidence interval.

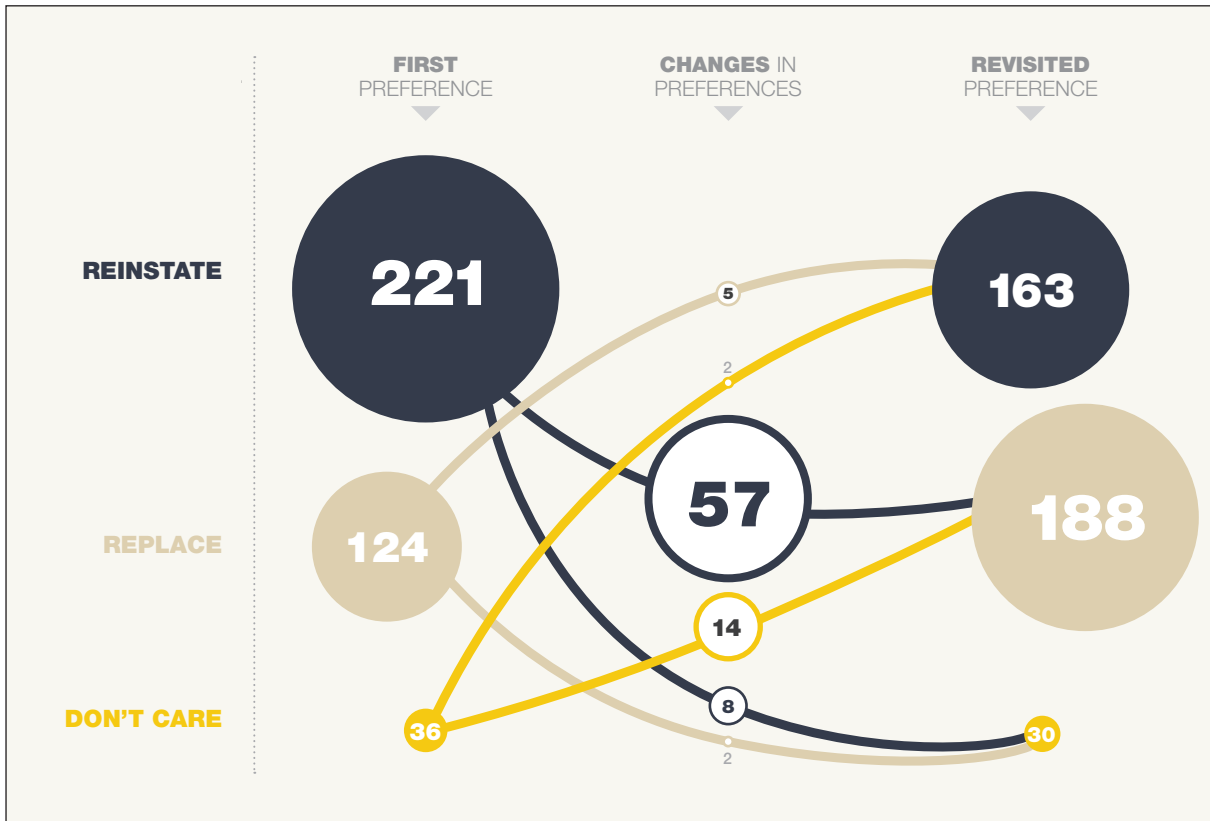
¹⁷ The error margins are different for each of the scores because a survey's stated 'margin of error' is the maximum amount of error and is taken at the middle of the normal curve (i.e., for a score of 50%). As scores move away from the middle of the distribution, the height of the normal curve decreases and the amount of error attached to each score decreases.

Figure 6.3 Informed Preferences for Cathedral, with Error Margins



But while it is likely that the revisited preferences would be evenly split between reinstatement and replacement in the wider population, it is clear that informing residents does change their preferences. Table 6.1 might suggest that the process of informing residents resulted in a simple migration of support from reinstatement to replacement but this is not the case. The process of informing residents changed their preferences in a number of ways. These are set out in Figure 6.4.

Figure 6.4: How Preferences Changed After Being Informed



	First Preference	Changes in Preferences	Revisited Preference
Reinstated	221	- 57 to Replace	163
		+ 5 from Replace	
		- 8 to Don't Care	
		+ 2 from Don't Care	
Replaced	124	+ 57 from Reinstated	188
		- 5 to Reinstated	
		+ 14 from Don't Care	
		- 2 to Don't Care	
Don't Care	36	+ 8 from Reinstated	30
		- 2 to Reinstated	
		+ 2 from Replace	
		- 14 to Replace	

6.3 Who Changed Their Minds?

Women were twice as likely as men to change their preference (Table 6.3), and more likely to change to a preference for replacement. Younger residents (those aged 18-34) were more likely than for older residents to change their preference, and the oldest residents in this survey (i.e., 65+) were least likely to change theirs (Table 6.4).

Table 6.3: Changed Preferences by Gender

Column %	Male	Female	Overall
Total changed opinion	15%	30%	23%
Reinstate - Change to Replace	10%	20%	15%
Reinstate - Change to Don't care	2%	3%	2%
Replace - Change to Reinstate	0%	3%	1%
Replace - Change to Don't care	0%	1%	1%
Don't care - Change to Replace	4%	4%	4%
Don't care - Change to Reinstate	0%	1%	1%
No change	85%	70%	77%
NET	100%	100%	100%
Column n	183	198	381

Table 6.4: Changed Preferences by Age

Column %	18 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65+	Overall
Total changed opinion	30%	34%	25%	18%	21%	10%	23%
Reinstate - Change to Replace	16%	27%	20%	8%	14%	6%	15%
Reinstate - Change to Don't care	3%	0%	3%	3%	4%	0%	2%
Replace - Change to Reinstate	3%	3%	0%	2%	0%	0%	1%
Replace - Change to Don't care	0%	1%	0%	2%	0%	0%	1%
Don't care - Change to Replace	6%	3%	2%	5%	2%	4%	4%
Don't care - Change to Reinstate	2%	0%	0%	0%	2%	0%	1%
No change	70%	66%	75%	82%	79%	90%	77%
Column n	64	67	59	65	57	69	381

Residents living in the Ferrymead/Hagley ward were most likely to change their preference, while residents in the Burwood/Pegasus ward were the least likely to (Table 6.5)

Table 6.5: Changed Preferences by Location

Column %	Burwood/ Pegasus	Fendalton/ Waimairi	Ferrymead/ Hagley	Heathcote/ Spreydon	Riccarton/ Wigram	Shirley/ Papanui	Banks Peninsula	Selwyn	Waimakariri	Overall
Total changed opinion	8%	10%	38%	23%	25%	26%	29%	21%	28%	23%
Reinstate - Change to Replace	6%	3%	21%	16%	17%	19%	14%	15%	19%	15%
Reinstate - Change to Don't care	0%	0%	0%	5%	0%	5%	0%	4%	0%	2%
Replace - Change to Reinstate	3%	3%	2%	0%	2%	0%	0%	0%	3%	1%
Replace - Change to Don't care	0%	0%	2%	0%	2%	0%	0%	0%	0%	1%
Don't care - Change to Replace	0%	5%	13%	0%	4%	2%	14%	2%	3%	4%
Don't care - Change to Reinstate	0%	0%	0%	2%	0%	0%	0%	0%	3%	1%
No change	92%	90%	63%	77%	75%	74%	71%	79%	72%	77%
Column n	36	39	48	62	52	57	7	48	32	381

Christians were no more likely to change their preference than those respondents who had no religious affiliation, and Anglicans were no more likely to do so than those of other Christian denominations (Table 6.6).

Table 6.6: Preferences Before and After Being Informed, Total Sample

Preference	Prior	After	Change
Reinstating the original Anglican Cathedral	58%	43%	-15%
Replacing with a contemporary cathedral	33%	49%	+16%
I still don't mind / care what happens	9%	8%	-1%
N = 381			

Table 6.6a: Preferences Before and After Being Informed, No Religion

Preference	Prior	After	Change
Reinstating the original Anglican Cathedral	59%	42%	-17%
Replacing with a contemporary cathedral	31%	49%	+18%
I still don't mind / care what happens	10%	9%	-1%
N = 186			

Table 6.6b: Preferences Before and After Being Informed, All Christians

Preference	Prior	After	Change
Reinstating the original Anglican Cathedral	57%	43%	-14%
Replacing with a contemporary cathedral	35%	51%	+16%
I still don't mind / care what happens	7%	6%	-1%
N = 178			

Table 6.6c: Preferences Before and After Being Informed, Anglicans

Preference	Prior	After	Change
Reinstating the original Anglican Cathedral	63%	46%	-17%
Replacing with a contemporary cathedral	32%	54%	+12%
I still don't mind / care what happens	5%	0%	-5%
N = 59			

As tables 6.6 and 6.7 show, how participants changed their preference by religion and denomination differed little.

Table 6.7 Changed Preferences by Religious Affiliation

Column %	No religion	Christian	Overall
Total changed opinion	25%	21%	23%
Reinstate - Change to Replace	16%	13%	15%
Reinstate - Change to Don't care	3%	2%	2%
Replace - Change to Reinstate	2%	1%	1%
Replace - Change to Don't care	0%	1%	1%
Don't care - Change to Replace	4%	4%	4%
Don't care - Change to Reinstate	1%	0%	1%
No change	75%	79%	77%
Column n	186	178	381

Table 6.8 Changed Preferences Among Anglicans

Column %	Anglican	Other Christian	Other religion	No religion	NET
Total changed opinion	22%	21%	24%	25%	23%
Reinstate - Change to Replace	17%	12%	18%	16%	15%
Reinstate - Change to Don't care	0%	3%	0%	3%	2%
Replace - Change to Reinstate	0%	2%	0%	2%	1%
Replace - Change to Don't care	0%	2%	0%	0%	1%
Don't care - Change to Replace	5%	3%	0%	4%	4%
Don't care - Change to Reinstate	0%	0%	6%	1%	1%
No change	78%	79%	76%	75%	77%
Column n	59	119	17	186	381

6.4 What Changed People's Minds?



6.4.1 The General Picture

Those respondents who changed their preference were asked directly what had motivated this change. The most common answer was 'the costs' associated with their initial choice.

Table 6.9: What Respondents Said Changed Their Minds

Costs in general	64%	56
Ongoing/ insurance costs	15%	13
Time taken	14%	12
Solution should be within the Anglican church budget	5%	4

6.4.2 Those Who Changed Their Minds About Replacement

In the part of the questionnaire where the range of consequences for each choice was introduced, the respondents were asked if each consequence changed how they felt about their preference and, if it did change their opinion, how much impact it had. This was asked on a four point Likert scale, with the following options.

□	□	□	□
1 Like much more	2 Like more	3 Like less	4 Like much Less

Asking the questions in these two parts means it is possible to both measure which consequences most frequently affected respondents' opinions and the extent of that impact. For the 124 respondents who chose 'replace' as their first preference, 13% said understanding the time-frame for building a contemporary cathedral changed how they felt about the option, with the median impact among this subset of respondents being 'like less'.

Similarly, knowing the replacement Cathedral wouldn't impact on their rates for ongoing running costs, and would not need any Council or Government money to fund, changed how 9% and 6% of this group of respondents (respectively) felt about the replacement option (with the median impact being 'like more,' in both cases).

Table 6.10: What Changed Respondents' Minds About Replacement

Preference	Percentage Changed	Mean
Deconstructing and replacing the current Anglican Cathedral with a contemporary cathedral may take seven to eight years, depending on how long the consenting process takes	13%	3 Like Less
Replacing the current Anglican Cathedral with a contemporary cathedral is unlikely to have any significant impact on your rates (for building or ongoing running).	9%	2 Like More
Replacing the current Anglican Cathedral with a contemporary cathedral will not require any government or council funds (for building or ongoing running)	6%	2 Like More
N=124		

6.4.3 Those Who Changed Their Minds About Reinstatement

For the 221 respondents who chose 'reinstate' as their first preference, 28% said understanding the fund-raising requirements needed for reinstatement changed how they felt about the option (with the median impact being 'like less'). 26% also said that knowing about the ongoing running costs of a reinstated Cathedral changed how they felt about reinstatement (with the median impact being 'like less'). 13% were also put off by the time taken to reinstated the Cathedral.

Table 6.11: What Changed Respondents' Minds About Reinstatement

Preference	Percentage Changed	Mean
The Anglican Church will need to fundraise \$56 million	28%	3 Like Less
There will be ongoing expenses associated with the running and maintenance of a reinstated cathedral that the Anglican Church cannot afford and which will need to be funded.	26%	3 Like Less
Reinstating the current Anglican Cathedral will take up to seven years, depending on how long the fundraising take	13%	3 Like Less
N=221		

Who Pays For Reinstatement?

All 381 respondents were asked about who they thought should pay the additional costs required to reinstate the Cathedral, and meet the additional running costs once it is complete. The most common response in both cases was 'public fundraising'. Nearly half of the survey respondents said they would be willing to 'donate towards the fundraising to help make up the difference' for reinstatement, and 40% said they would 'donate towards the fundraising to help meet the difference for these ongoing costs'. Using public money for either purpose was the least agreeable option.

Table 6.12: who Should Fund the gap in Reinstatement Costs

Public fundraising should be used to help fund the difference	71%
I'd personally be happy to donate towards the fundraising to help make up the difference	49%
The government should use taxpayer money to help fund the difference	35%
I would be happy with a slight increase to my rates to help fund the difference	31%
The Council should use ratepayer money to help fund the difference	29%
N=381	

Table 6.13: who Should Fund any Ongoing Running Costs

Public fundraising should be used to help meet these ongoing costs	62%
I'd personally be happy to donate towards the fundraising to help meet the difference for these ongoing costs	40%
The Council should use ratepayer money to help meet these ongoing costs	30%
I would be happy with a slight increase to my rates to help meet these ongoing costs	31%
The government should use taxpayer money to help meet these ongoing costs	28%
N=381	

7

Appendix 1: The Results from the Online Survey

As noted in the body of the report, in addition to the telephone survey and door-to-door survey used for this research, an online link was also created and posted on Research First's website. This link was originally created to manage the already filled quotas in the main survey, but its presence created some publicity on social media which resulted in a high level of engagement with the survey. It is important to note that, regardless of how large the sample was for this online survey, this sample was by definition self-selected. This means the results only represent the people who completed this form of the survey¹⁸. This problem was compounded in this case by the direct attempt to bias the outcomes by having those already in favour of reinstatement to complete the survey (Figure 7.1).

Figure 7.1: A Call to Bias

Like Send Message Share ...

Restore Christchurch Cathedral
@restorechristchurchcathedral

Home
About
Photos
Likes
Events
Posts

Create a Page

Restore Christchurch Cathedral
13 April at 13:47 · 🌐

Your urgent help is required!

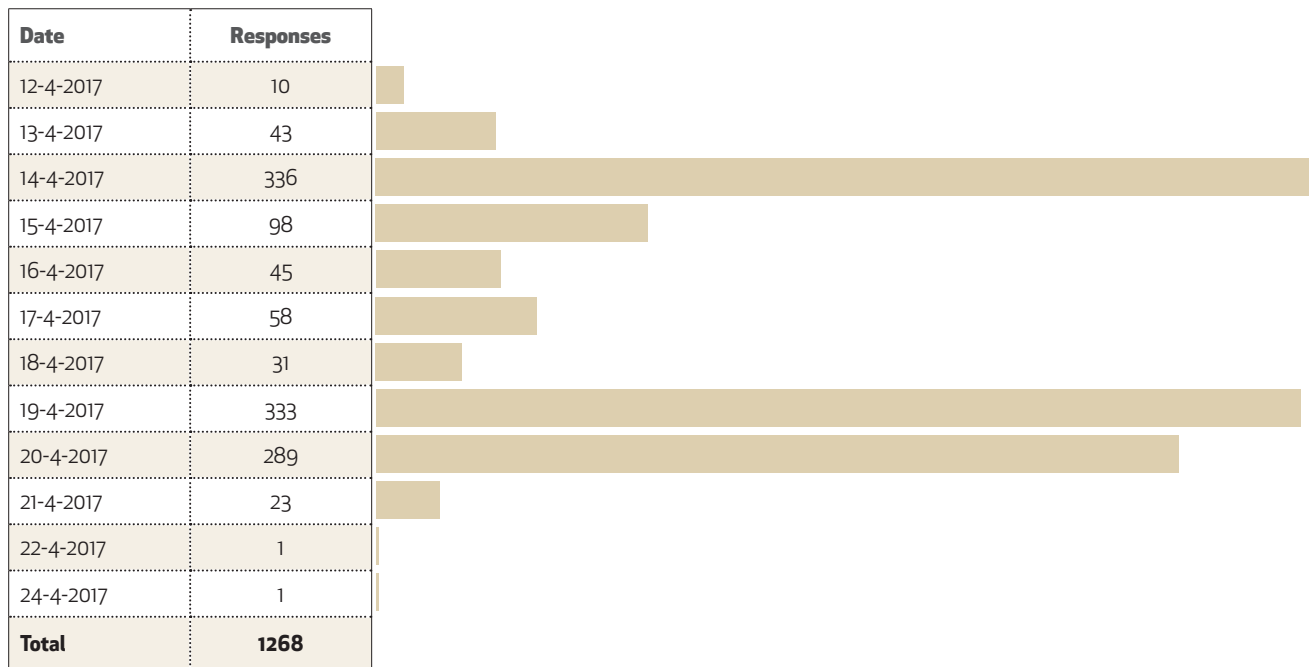
The Church has a poll running which they mentioned in their last media release. The poll is not very well worded and is also misleading so please double check questions to make sure you are interpreting it in the right way. Please take 10 minutes to fill it in and if possible give this post a 'like' just to help us understand how many supporters have been able to take the time or plan too fill it in. We would also very much appreciate if you could connect with your friends and family who might also be supporters and ask them to answer the poll too. There is a section at the end where you can make other comments. It would be wonderful if you could comment in that section your thoughts about the poll (was it good or not very good) and also reinforce that we are sick of waiting and that the church should just follow recommendations of the working party and restore our Cathedral...and whatever else you would like to say. I would also like to share with you another key point for you all to be aware of. Restoration can start tomorrow but demolition can't - why? Because it is a heritage building and consent would not be granted which means it would end up back in the court for years! Everyone in this city is sick of waiting - we want action now! So restoration is the only option. Here is the link - thank you for your continued support!
<http://www.researchfirst.co.nz/index.php?page=cathedral>

Research First -
Market Research Innovations: Research First. At Research First, we believe in providing you with high quality, easy to read research at an affordable price.
WWW.RESEARCHFIRST.CO.NZ

18. This is why Research First went to such great lengths to ensure a representative sample for the survey reported in the first half of this document. It is also why online surveys are not used for robust public polling. The unreliability of online polls has been well document, including by the American Association for Public Opinion Research (<https://www.aapor.org/Education-Resources/Election-Polling-Resources/Margin-of-Sampling-Error-Credibility-Interval.aspx>) and the European Society for Opinion and Marketing Research (<https://www.esomar.org/uploads/public/knowledge-and-standards/codes-and-guidelines/ESOMAR-WAPOR-Guideline-on-Opinion-Polls-and-Published-Surveys-August-2014.pdf>)

The impact of this “your urgent help is required” call for participation in the online survey can be seen in the rapid increase of responses of responses on April 14th. The second spike on 19th April follows the publicity of the research in both *The Press* and the Restore Christchurch Cathedral Facebook page (see Figure 8.1 and 8.2).

Figure 7.2: Online responses by date



What is clear from the results of the online survey is that this self-selected group is significantly different from the survey sample reported in the body of this document. Participants in the online survey are much less likely to change their opinion across the survey, with 6% changing their opinion compared to 23% in the main survey. As a result, support for reinstatement among this group is much higher at in the revisited preferences (61%) than it is in the main survey (43%).

Table 7.1: Initial Preference, Online Survey

Preference	Online Survey	Original Survey
Replacing with a contemporary cathedral	30%	33%
Reinstating the original Anglican Cathedral	62%	58%
I don't mind / care what happens	8%	9%
N=1268		

Table 7.2: Informed Preference, Online Survey

Preference	Online Survey	Original Survey
Replacing with a contemporary cathedral	33%	49%
Reinstating the original Anglican Cathedral	61%	43%
I still don't mind / care what happens	6%	8%
N = 1268		

Table 7.3: Changes in Preference, Online Survey

Change	Online Survey	Original Survey
Total changed opinion	6%	23%
Don't care - Change to Replace	2%	15%
Reinstate - Change to Replace	1%	2%
Reinstate - Change to Don't care	1%	1%
Replace - Change to Reinstate	0%	1%
Don't care - Change to Reinstate	0%	4%
Replace - Change to Don't care	0%	1%
No change	94%	77%

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Appendix 2: Surveying in a Noisy Environment

In addition to the direct call to bias outlined in Figure 7.1, there was considerable noise created about the survey and about the informed choice method used. This meant this research needed to be completed in a noisy environment, and reflects how much fervour there is in some quarters in Christchurch regarding the Cathedral.

Figure 8.1: Media Coverage

THE PRESS

News Christchurch Earthquake 2011 North Canterbury Mid Canterbury Selwyn West Coast

Christ Church Cathedral survey 'misleading', says restoration campaigner

CHARLIE GATES
Last updated 20:28, April 19 2017

[f](#) [t](#) [G+](#) [✉](#)



IAIN MCGREGOR/FAIRFAX NZ

Some have complained that delays in deciding what to do with Christ Church Cathedral are holding up development elsewhere in Cathedral Square.

Figure 8.2: Social Media Coverage

The image shows a Facebook page for 'Restore Christchurch Cathedral'. The page header includes a profile picture of the cathedral and a navigation menu with options: Home, About, Photos, Likes, Events, Posts, and a 'Create a Page' button. The main content area shows a post from 'Restore Christchurch Cathedral' dated 19 April at 02:52. The post text reads: 'This is a great exposure on the church and how manipulative they have been. Charlie Gates gets the last word in this article! <http://i.stuff.co.nz/.../christ-church-cathedral-survey-misle...>' Below the text is a photograph of the Christ Church Cathedral in a state of significant disrepair, with scaffolding visible on the right side. The post title is 'Christ Church Cathedral survey 'misleading', says restoration campaigner' and the text below it states: 'Anglican survey on restoration options for Christ Church Cathedral is "misleading" and a "delaying tactic", says heritage campaigner.' The source is cited as 'STUFF.CO.NZ'.

Figure 8.3: Online Feedback

Website Submission

Your Name: Tina Bailey

Email: tinalbailey@hotmail.com

Subject: Cathedral Survey

Message: I have just completed the survey regarding the Christ Church Cathedral. It is a poorly worded and completely biased survey. It is obvious that the questions and answers are making the participants think that a contemporary cathedral is going to be covered by insurance and rebuilding the current cathedral will be too expensive.

Website Submission

Your Name: John

Email: johnmalcolm@xtra.co.nz

Subject: Cathedral survey

Message: I have just completed your Cathedral survey and am deeply disturbed that the information preceding several questions is inaccurate, biased and 'skewed' towards a particular position. I cannot imagine that when the poll is subject to scrutiny, the professionalism or your firm will be questioned and your professional reputation will be reduced to tatters. To peddle the Church Property Trustees position in what purports to be an objective survey is disgraceful.

Website Submission

Your Name: E duval

Email: etp@etp.co.nz

Subject: Cathedral questions

Message: Your survey is very biasely worded and is not objective. I would not use your company unless I wanted a Skewed outcome from leading questions or a filtered response. Good to know there are out fits like yours in the Market place and will pass on your contact details to Messrs putin Assad Kim il Jun

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Appendix 3: Survey Questionnaire

Public Preferences for a Cathedral in Cathedral Square

Draft Questionnaire (V2.3, Wednesday, 5 April 2017)

Good <time of day>, my name is <name> from Research First.

Today we're conducting a survey about public attitudes among Christchurch residents towards rebuilding or replacing the Anglican Cathedral in Cathedral Square.

This survey will take approximately 10 to 15 minutes to complete. To thank you for helping, we will put you into the draw for an iPad Mini. Is now a convenient time to talk?

Interviewer: if not, make an appointment to call back.

Before we start, you should know that Research First is a professional research company and we abide by the industry's *Code of Practice* which guarantees confidentiality. This means:

- We will never pass on information to the client or any other company, which might identify you personally;
- You have the right to have your personal data corrected or removed from our database;
- You have the right to decline, or withdraw from the research at any time; and
- This call will be recorded for training and auditing purposes.

If you have any questions about this research, now or after we finish, you can talk to the project lead, Carl Davidson, on (0508) 473 732.

Part One: General Attitudes

Randomise the order of these statements

1. I'm going to start by reading you several statements about the Anglican Cathedral in the Square, and I would like you to tell me if you **agree** or **disagree** with each statement (or if you don't know enough to comment). Remember, there are no right or wrong answers. We are just interested in what you think

	Strongly Agree	Agree	Ambivalent	Disagree	Strongly Disagree	Don't know
a. There are many issues in the rebuilding of Christchurch that are more important than what is done with the Anglican Cathedral in the Square	1	2	3	4	5	0
b. The most important thing about the Anglican Cathedral in the Square is that something is done <i>soon</i>	1	2	3	4	5	0
c. I personally don't really care what happens to the Anglican Cathedral in the Square	1	2	3	4	5	0
d. Given it's their property, it should be left to the Anglican Church to determine what happens to the Anglican Cathedral in the Square	1	2	3	4	5	0
e. If necessary, the Government should intervene to allow the Anglican Church to get on with doing whatever it chooses to do with the Cathedral in the Square	1	2	3	4	5	0
f. The Anglican Cathedral in the Square is too important to Christchurch to be left to the Anglicans alone to decide on its future	1	2	3	4	5	0
g. Whatever happens to the Anglican Cathedral, it needs to be entirely funded out of the insurance settlement the Anglican Church has received for the damage to the current cathedral	1	2	3	4	5	0
h. Christchurch City Council (CCC) should contribute ratepayer money towards the reinstatement of the Anglican Cathedral in the Square	1	2	3	4	5	0
i. The Government should contribute taxpayer money towards the reinstatement of the Anglican Cathedral in the Square	1	2	3	4	5	0
j. I personally care a great deal about what happens to the Anglican Cathedral in the Square	1	2	3	4	5	0
k. I think there are better things the Anglican Church could do with its insurance settlement money than spend it on fixing or building a cathedral	1	2	3	4	5	0

Part Two: Options

Link from Q1 to Q2 depending on which statement scored highest in that list

While a number of options have been suggested, there are two realistic alternatives for the future of the Anglican Cathedral in the Square: either to **reinstate** the existing cathedral or **replace** it with a modest contemporary cathedral. Both options have costs and benefits. I'm going to work through the options and their consequences and I'd like you to tell me how you feel about those. Before I do that though...

2. Based on what you know already, which option for a cathedral in Cathedral Square do you prefer? *Randomise the order of these statements*

- Replacing with a contemporary cathedral
- Reinstating the original Anglican Cathedral
- I don't mind / care what happens

3. What is the **most important** reason for your preference?

Replacing with a Contemporary Cathedral

Automate so the option asked about first is the one they choose

4. Replacing the current Anglican Cathedral with a contemporary cathedral will not require any government or council funds (for building or ongoing running). Does knowing this change how you feel about this option?

- No *continue Q5*
- Yes

4.1 How does knowing this change your opinion?

<input type="radio"/>	<input type="radio"/>	_____	<input type="radio"/>	<input type="radio"/>
1	2		3	4
Like much more	Like more		Like less	Like much Less

5. Deconstructing and replacing the current Anglican Cathedral with a contemporary cathedral may take seven to eight years, depending on how long the consenting process takes. Does knowing this change how you feel about this option?

- No *continue Q6*
- Yes

5.1 How does knowing this change your opinion?

<input type="radio"/>	<input type="radio"/>	_____	<input type="radio"/>	<input type="radio"/>
1	2		3	4
Like much more	Like more		Like less	Like much Less

6. Replacing the current Anglican Cathedral with a contemporary cathedral is unlikely to have any significant impact on your rates (for building or ongoing running). Does knowing change how you feel about this option?

- No *continue Q7*
- Yes

6.1 How does knowing this change your opinion?

<input type="radio"/>	<input type="radio"/>	_____	<input type="radio"/>	<input type="radio"/>
1	2		3	4
Like much more	Like more		Like less	Like much Less

Reinstating the Current Cathedral

7. There is a considerable funding gap between the cost of reinstating the current Anglican Cathedral and the insurance settlement the church has received. The recent government report shows that the Anglican Church will need to fundraise \$56m. Does knowing this change how you feel about this option?

- No *continue Q8*
- Yes

7.1 How does knowing this change your opinion?

1 2 _____ 3 4
 Like much more Like more Like less Like much Less

8. Reinstating the current Anglican Cathedral will take up to seven years, depending on how long the fundraising takes. Does knowing this change how you feel about this option?

- No *continue Q9*
- Yes

8.1 How does knowing this change your opinion?

1 2 _____ 3 4
 Like much more Like more Like less Like much Less

9. Just thinking about the fundraising that will need to be done to **reinstate** the current Anglican Cathedral, can you tell me how much you disagree with the following statements

	Strongly Agree	Agree	Ambivalent	Disagree	Strongly Disagree
a. The Government should use taxpayer money to help fund the difference	1	2	3	4	5
b. The Council should use ratepayer money to help fund the difference	1	2	3	4	5
c. I would be happy with a slight increase to my rates to help fund the difference	1	2	3	4	5
d. Public fundraising should be used to help fund the difference	1	2	3	4	5
e. I'd personally be happy to donate towards the fundraising to help make up the difference	1	2	3	4	5

10. There will be ongoing expenses associated with the running and maintenance of a reinstated cathedral that the Anglican Church cannot afford and which will need to be funded. These are likely to be in the region of half a million dollars a year. For instance, the insurance is likely to be \$1000 a day. Does knowing this change how you feel about this option?

- No *continue Q11*
- Yes

10.1 How does knowing this change your opinion?

- 1 2 _____ 3 4
 Like much more Like more Like less Like much Less

11. Just thinking about how to fund these **ongoing costs**, can you tell me how much you disagree with the following statements. I am going to use the same options we just talked through.

	Strongly Agree	Agree	Ambivalent	Disagree	Strongly Disagree
a. The Government should use taxpayer money to help meet these ongoing costs	1	2	3	4	5
b. The Council should use ratepayer money to help meet these ongoing costs	1	2	3	4	5
c. I would be happy with a slight increase to my rates to help meet these ongoing costs	1	2	3	4	5
d. Public fundraising should be used to help meet these ongoing costs	1	2	3	4	5
e. I'd personally be happy to donate towards the fundraising to help meet the difference for these ongoing costs	1	2	3	4	5

Part Three: Your Preference

12. Based on what we have discussed, which option do you prefer?

Randomise the order of these statements

- Replacing with a contemporary cathedral
- Reinstating the original Anglican Cathedral
- I still don't mind / care what happens

If they have changed their mind since Q2:

13. What was it we talked about that made you shift your preference?

14. Is there anything you would like to say about the Cathedral in Cathedral Square?

Part Four: About You

15. Please tell us a little about yourself:

- Male
- Female
- Other
- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65+

Ethnicity

Suburb

16. At the last Census, I nominated by religion as:

- No religion
- Christian
- Buddhist
- Hindu
- Muslim
- Jewish
- Other *Please specify*

- Anglican
- Catholic
- Methodist
- Presbyterian
- Ratana
- Ringatu
- Other *Please specify*

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Appendix 4: FAQs to Accompany Survey Questionnaire

Public Preferences for a Cathedral in Cathedral Square

FAQs (1.0, Wednesday, 5 April 2017)

Why are we only discussing two options when there are (theoretically) many options?

The Government's preferred option is reinstatement so the Cathedral Working Group Terms of Reference precluded the group from considering other options, and a modest contemporary Cathedral is the only option that can be built within the funds they have.

Why will the consenting process take so long?

There are three consenting processes – an Archaeological Authority from Heritage New Zealand to work on a pre-1900 structure; Council consent to deconstruct; and Council consent to rebuild. It is expected that consents will be contested in court too.

Why is the reinstatement option so expensive?

The building is badly damaged and the way it was constructed means there is no simple single engineering solution. Additionally the building is unsafe to work in, requiring challenging solutions for worker safety within the damaged structure.

Why doesn't the Anglican Church just fund the difference?

Two reasons – the Church is more than one building and there are other priorities for funds held in trust - and secondly, the Church would prefer to invest in communities rather than buildings.

Why is the insurance so much more for the reinstated cathedral than it was before the damage?

The cost of Natural Disaster insurance cover has dramatically increased since the Canterbury Earthquakes and the costs of reinstatement mean the building will be insured for more than it was pre-quakes.

Why is the tower and spire not included (and how much more to put those back)?

A tower is included however it is unlikely to be the same as it would be unwise to rebuild a tall heavy stone structure. A new tower is estimated to cost around \$10m.

Doesn't the Bishop make the decisions?

The Bishop is Chair of the CPT Board but is only one of nine trustees, and has no veto or casting vote.

Wasn't the land in Cathedral Square given to the Church by the Council?

No, all of the Cathedral Square land belonged to Christ's College. Christ's College exchanged its Cathedral Square land with the Council in return for their site in Hagley Park. As part of the transaction Christ's College gave some land to the Diocese for a Cathedral.

But didn't the Church say the Cathedral couldn't be rebuilt?

Not quite: The Church said the Cathedral couldn't be repaired within the insurance funds it had. Reinstatement was one of the three options presented to the public back in 2013 when considering the future of the of the building. Miriam Dean QC, was appointed by the Crown to review the engineering options for the Cathedral, defined reinstatement as "a combination of repair, restoration, reconstruction and seismic strengthening".

CPT took \$4m from the Cathedral Insurance funds?

CPT used some of the Cathedral insurance proceeds to help build the Cathedral congregation a temporary church – the Transitional Cathedral. The courts said that this was not a proper use of the insurance proceeds and the money was paid back to the insurance fund. The courts confirmed that the money has been repaid.

CPT doesn't care about the Cathedral – it leaves it open to pigeons and the rain?

CPT has obtained expert advice that the interior of the Cathedral will be better preserved by maintaining airflow through it thus avoiding damage from damp and mould.

CPT isn't open and doesn't make its cathedral information available to the public?

CPT's information is available to everyone at the cathedralconversations.org.nz website.

But GCBT's experts said reinstatement would cost \$67m?

GCBT took CPT's \$105m and subtracted a number of items to come up with the \$67m. GCBT's experts have since agreed that the correct figure is around \$105m.

Why would reinstatement or a contemporary cathedral take about 7 years?

For a reinstatement the work is highly complex and is expected to be time consuming. For a new build it is expected that much of this time will be taken in obtaining the consents to undertake the work

Appendix 5: Full Transcript of What Respondents Wanted to Say to the Anglican Church Regarding the Cathedral

- 🗨️ *A decision needs to be made.*
- 🗨️ *A wonderful place to have a church, the forefathers did a wonderful job.*
- 🗨️ *As a building, it's an icon.*
- 🗨️ *Been going on to long bit think it's a disgrace and think they need to make a decision.*
- 🗨️ *Believe that it belongs the Anglican Church and they should should to do what the wish with the Cathedral and that we as the public who don't belong to the Anglican church have no right to tell them what to do with their own building.*
- 🗨️ *Believes that it is Anglican land and it is the Church's decision to make about it. Does not like the thought of them being held to ransom by outsiders wanting their own way.*
- 🗨️ *Bitterly disappointed that nothing has been done and it is an embarrassment to the people of Christchurch that nothing has been done.*
- 🗨️ *Can remember it "as far back as I can remember" and "it is the symbol of Christchurch".*
- 🗨️ *Can't believe how long it has taken to sort everything out - "Ridiculous". There is also a case for leaving what is there in the Square as a tourist attraction for posterity and building a new cathedral elsewhere.*
- 🗨️ *Christchurch doesn't feel homey without it. I would like to take my small children to see it and show them what it means to this city.*
- 🗨️ *Contemporary cathedral you cut your cloth according to what you have got - The church shouldn't have to go out on a limb for a promise of money if Anderson and Burke want to fund raise, they can get the 100 million and have it in a trust ready to go and not an airy fairy promise.*
- 🗨️ *Critically important building for the city both architecturally and culturally. Great architectural importance along Worcester Boulevard between the Cathedral and the Museum, it is a visual axis, also a visual landmark along Colombo Street north and south. Whichever option may be chosen it has to be architecturally brilliant not just a boring building. Inspired design such as the Sydney Opera House, Coventry Cathedral, or Corbusier's Ronchamp.*
- 🗨️ *Decision needs to made, and get on with it.*

- 🗨️ *Disappointing that the Church did nothing to protect the Cathedral from the elements after the earthquakes, they didn't want to save the Cathedral from the word go and the fact that it will cost more to reinstate than replace is suspicious.*
- 🗨️ *Disgusted that it has been left for so long, disappointed with the progress.*
- 🗨️ *Don't take tax payers money from either rebuilding or reinstalling.*
- 🗨️ *Dreadful to think they mucked around for so long and were still waiting for answers it's disgusting. Need new young people to come in and make the decisions.*
- 🗨️ *Due to it being a charity or religion I feel the Anglican Church have received a fair bit of financial assistance and should not receive any taxpayer or ratepayer assistance.*
- 🗨️ *From the information that I have given (Research First) and is publicly available 7-8 years to long this option which will hold up the development of the square and the church should build somewhere else.*
- 🗨️ *Get a move on because everything else around it depends on it.*
- 🗨️ *Get it down asap and replace it. Disappointed with the amount of time it has taken to get to this stage with nothing happening it is abysmal.*
- 🗨️ *Get on with it and fix it.*
- 🗨️ *Get on with it. Nobody really cares because we have bigger problems in Christchurch. I do not want to pay for any decision out of my rates. All the interferers and do gooders need to leave it to the Anglican Church, it is theirs. Here we are again wasting money on gauging public opinion when it is already widely known.*
- 🗨️ *Get rid of the pigeon house.*
- 🗨️ *Have it nice and fixed all up and start another church again.*
- 🗨️ *Have they considered a mix of a facade from the existing cathedral and a contemporary building also.*
- 🗨️ *He thinks it's an icon for the city and it would be a travesty to replace it with a contemporary building. The Square was built around the Cathedral so it should be maintained.*
- 🗨️ *He would have thought it should have been one of the first buildings to be attended to and it has taken far too long to make a decision either way.*
- 🗨️ *Historical importance to reinstate.*
- 🗨️ *Hopefully everyone talks it through and works it out.*
- 🗨️ *Hopefully something is sorted soon.*

- 🗨️ *Hurry up and get on with it - everybody wants it done, been like it is for so long.*
- 🗨️ *Hurry up and the sooner the better and no more replacement talk.*
- 🗨️ *Hurry up the process.*
- 🗨️ *I am an Anglican and a church representative and I would strongly like as much as can reasonably reinstate the ruins.*
- 🗨️ *I am disappointed that the Anglican church is trying to rely on everyone to put money towards it when they should have properly insured it in the first place using the contemporary church as a way they do not have to pay anything it's a ploy to get what they want in the form of the contemporary church. Why don't they put it out there as buying it as a funding strategy the same as Awaroa inlet in Abel Tasman Park did.*
- 🗨️ *I am just saddened by the whole lot. So many arguments around earthquake issues.*
- 🗨️ *I appreciate that it's there, but at the same time I will not go in it, if don't think it is safe- and I would like to go in it.*
- 🗨️ *I believe a contemporary cathedral can go elsewhere and the cathedral as it stands should be left as a memorial and remembrance site and could be used as a gathering space for the locals and tourists and used as an artifact.*
- 🗨️ *I believe it's a Christchurch issue and should not be lumbered all tax payers in NZ Funding should be helped across the Greater Christchurch - includes Waimak and Selwyn - and I would like to see a contemporary and part of the existing, old like the Eastern end incorporated. It would be nice to see like the cardboard cathedral that got international interest and would be nice to see something similar.*
- 🗨️ *I do like the existing Cathedral and would like it reinstated, but it is going to take it too long and change to a contemporary but would like it to be "Olde Worldly" not too new, with lovely wood.*
- 🗨️ *I don't believe, it's enough of an asset, for the public to be funding it.*
- 🗨️ *I don't really know enough about it - I don't understand why, it has to come out of taxpayer's pockets, let it take 15 years and it pays for itself out of fund raising.*
- 🗨️ *I don't think it is as significant to the city as everyone seems to think it is.*
- 🗨️ *I don't think it's any of my business I think it's their business and should be funded by them - The Anglican Church.*
- 🗨️ *I don't think reinstating this church is going to get the revenue to sustain its cost as not enough of a tourist attraction. Anglicans and heritage people might need to grieve and move on.*

- 🗨️ *I don't think we need a church in the middle of the city.*
- 🗨️ *I don't mind but would prefer the cheaper option and what is most cost efficient.*
- 🗨️ *I don't think it matters where the Cathedral is, if in the square or not, it can just be like the Cardboard cathedral and just leave to the Anglican church.*
- 🗨️ *I guess it's about time they made a decision and I guess that's why they are doing this research. If it's going to cost this much and churches and buildings are there to help people it's outrageous that it costs that much with all these starving people in the world and Christchurch and living in poverty and we are fortunate we have a welfare system many countries don't - to spend so much when people are starving its seems ridiculous.*
- 🗨️ *I have been going to the church for years and it wasn't just the church it was the community around it - i.e. the square and used to pull in all sorts of people - I think the doors need to be open and not locked during the day for all communities, as what's the point of the church there, as it is a community church they say it's an Anglican church but really it was a community church like everyone walked in there and it had a lot of different cultures in it. I think it's had its day. People who want it have to fund raise it themselves through tiding. I would hate to see it go but then I hate seeing it, it's a disgrace with the weeds and it's a monument for the earthquakes.*
- 🗨️ *I hope they do it with the hole Christchurch in mind don't do anything to crazy and modern, it's a church it can't be too nice.*
- 🗨️ *I just wish someone would get on and do something.*
- 🗨️ *I miss it.*
- 🗨️ *I prefer the original one but the ongoing costs are prohibitive.*
- 🗨️ *I think \$1000 per day insurance is an excessive cost. Where did this figure come from? The insurance companies are being leeches over this. The Anglican church needs to make a decision, there has been a lot of "to-ing and fro-ing" for too long, they need to get an outcome.*
- 🗨️ *I think if it was in any other location i.e. the square we wouldn't be having all this hassle.*
- 🗨️ *I think it is an iconic Christchurch building and disappointing it is taken so long for any decisions to be made.*
- 🗨️ *I think that fundraising should be user pay. So, entry fee once Cathedral is built.*
- 🗨️ *I think there is no black and white solution, the survey trying to put me in one or another box. I think a combination of the tow retaining the key memorable aspects the spire etc and the rest can be contemporary as far as I concerned. Similar to St Andrew Collage chapel they kept an original wall and rebuild from there.*

- 🗨️ *I think there must be an alternative, and use what is left from the old and keep a mix off- utilise of both old and new and not over 7 years.*
- 🗨️ *I think they should be left alone to do what they choose to do.*
- 🗨️ *I think they should keep the front feature of the wall of the old, and the look or the front of the old and make that structurally sound, and build around that in the new and keep it old.*
- 🗨️ *I think we should keep it the one thing. It was part of my growing.*
- 🗨️ *I would have said I would be happy for the council and Govt to fund the difference and get involved and be committed to fund raising the difference- Figure unknown and once back up and open it becomes a tourist spot which- help the running costs.*
- 🗨️ *I would like it reinstated with modern building techniques.*
- 🗨️ *I would like to see a mix, to see it reinstated up to a point if some of the façade is kept the same*
- 🗨️ *I would like to see a modern Cathedral but keeping some pieces of the old Cathedral as a memorial.*
- 🗨️ *I would like to see it back in the square and that is where it should be; and it's been going on long time for us not to know what's going on.*
- 🗨️ *I would like to see it reinstated, I don't care how long it takes but the longer we leave it the worse it gets so it needs to get started.so we can get it done. I don't know why we had to have a temporary cardboard stadium as it was a waste of money which could have gone into our original cathedral.*
- 🗨️ *I would like to see the Anglican hierarchy pull their finger out and do something quickly before there is any further deterioration. I feel that as a city of 2 Cathedrals the Anglicans have shown themselves to be particularly dogmatic.*
- 🗨️ *I would prefer the new cathedral to look similar to the old one in style but if they can use modern materials to keep costs down I would prefer this.*
- 🗨️ *I'd like the Anglicans to dig into their own pocket and sell some of their land to pay for the Cathedral. They have taken six years to do nothing, it is time they made a decision. I feel the Bishop is the problem as she wants a new Cathedral.*
- 🗨️ *I'm heartbroken looking at it and the delays and arguments that have gone on about it.*
- 🗨️ *If a decision had been made quicker it may have changed people's opinions of which option to choose.*
- 🗨️ *If both options see no resolution just build a monument or water fountain instead.*
- 🗨️ *If it's seen as a legitimate tourist attraction I would support the reinstating of the old cathedral.*

- 🗨️ *If replaced not too modern and out of whack. Keep it similar.*
- 🗨️ *If they don't get on with it, they will stuff it up completely and Victoria Matthews needs to either step down or step aside.*
- 🗨️ *If we put a modern version of a church there it will not do anything for Christchurch and the Anglican church could give it over to the people of Christchurch and this would solve the problem of ongoing upkeep for the Church.*
- 🗨️ *Important that a decision is made relatively quickly and that the decision is supported by the Govt. and the local authority and accept it, move forward quickly.*
- 🗨️ *International icon, cornerstone of what Christchurch was, trying to keep some of that is essential.*
- 🗨️ *It should have been insured - and it was - but the money has been drained because of the waste of time, and there have been many large donations over the years before the earthquake for the Church etc. and people have died and willed their homes etc. to the Church. The Church just does not want to pay, and they should pay, but they are stalling in order to get more money. Everyone in Christchurch has "had enough".*
- 🗨️ *It certainly is an icon and I feel that the Anglicans are in a position to contribute more.*
- 🗨️ *It could just be left the way it is now as a memorial and it should be made structurally safe so people can walk into it.*
- 🗨️ *It has been a landmark.*
- 🗨️ *It has been an iconic centre of the city for many years and something significant has to replace it, but it must be a safe and affordable option. The contemporary cathedral is a good option.*
- 🗨️ *It has been there all my life, it is an icon for Christchurch and having it back would bring more tourists in.*
- 🗨️ *It is really special and was part of my childhood - it is important to retain as much as we can and to get it up and running again.*
- 🗨️ *It is a landmark that needs to be redone now as it looks very shabby and is a disgrace to the beautiful city that is being rebuilt around it.*
- 🗨️ *it is a shame that it has been left so long without anything being done to it and it has been left exposed to deteriorate further. Under the new building and safety codes it can be repaired so that it is just as safe as the rest of Christchurch.*
- 🗨️ *It is a statement place and we need to keep it.*
- 🗨️ *It is a very important place for Cantabrians, and they have waited a terribly long time for resolution.*
- 🗨️ *It is an eyesore but it's still symbolic of some of the issues in Christchurch such as procrastination. Once it's cleared up, a lot of other things will be cleared up.*

- 🗨️ *It is Christchurch's identity and people still come here from overseas to see the cathedral, and in order to see what has happened.*
- 🗨️ *It is iconic and it has been the image of Christchurch for decades - it is the symbol on the Council logo and something needs to be done. It is beyond time for the powers that be to make a decision. It will always be controversial whether modern or traditional. A new symbol may be needed as Christchurch is no longer an Anglican city and it is time to move on.*
- 🗨️ *It is incredibly sad things have gone on so long and some resolution is badly needed as opinion is divided - some see it as an icon and others see it as a functioning church.*
- 🗨️ *It is part of our heritage.*
- 🗨️ *It is precious history.*
- 🗨️ *It is ridiculous how long it has taken to have any sensible dialogue about options. Does not think that the Anglican leadership has really wanted to make a decision - the longer they leave it, the harder it will be to reinstate the original.*
- 🗨️ *it is something that people e.g. tourists have gravitated towards and there have been a lot of events held there. The city is, after all, called Christchurch and it is therefore a central part of Christchurch and part of the city heritage. Would be nice to keep something from the past.*
- 🗨️ *It is taking far too long just like everything else in the rebuild of Christchurch. The Cathedral is far too iconic to be replaced with a modern cookie cutter design. Christchurch and Cantabrians have lost so much through the earthquakes that they need a sense of normality and their iconic Cathedral back in the square.*
- 🗨️ *It is taking far too long.*
- 🗨️ *It is the heart of Christchurch and whatever they put there it will represent Christchurch and it is important that the people have a say and if the Anglican Church decide not to heed what the people say they are very naive.*
- 🗨️ *It is the heart of the city.*
- 🗨️ *It is the very icon of Christchurch - have brought children in to see it from the country.*
- 🗨️ *It looked nice but not anymore.*
- 🗨️ *It represents more than the Church - it is an historical building and is good to look at in town whereas a modern church would not have the same appeal. The Church could increase the tour costs and increase their range to help with expenses.*
- 🗨️ *It should be left as a ruin because this would be a landmark for Cantabrians who have been through the earthquake and the ruin would represent all of Canterbury, not just the Anglicans and an Anglican Cathedral should be built somewhere else.*

- 🗨️ *It should have a path that goes closer to it so people can have a better view of it.*
- 🗨️ *It should stay there.*
- 🗨️ *It used to be the symbol of Christchurch and an icon, but the city has moved on since then.*
- 🗨️ *It was a beautiful Gothic building. Wish they would hurry up and get on with it. If we had an Anglican bishop who was a kiwi and especially a Cantabrian we wouldn't be arguing 6 years down the track, she doesn't have the same connection as people that have lived here their whole lives.*
- 🗨️ *It was a hub at the centre of Christchurch - still think it should be a user pays thing, maybe even a gold coin from everybody that goes through the door.*
- 🗨️ *It was an iconic feature of pre-earthquake Christchurch but it doesn't have to be a feature of Christchurch going forward. The possible future damage it could suffer because of earthquakes should be taken into account.*
- 🗨️ *It was nice when it was standing and is a piece of history but people are more important than buildings and if they are going to spend \$350 million they should spend it on people and not buildings and we should move on.*
- 🗨️ *It will be nice for everybody when it's there and although not a Christian it will be nice to have that central point.*
- 🗨️ *It would be a shame not to recreate the original, but given the cost, it is not really worth it and it could be done better - a new build could bring people to the city as much as the old one.*
- 🗨️ *It would be good if they made a decision and got on with it. To keep as much heritage as possible. Ongoing funding should not only be carried by the church, but the people that visit it and use it.*
- 🗨️ *It would be nice to see it being started.*
- 🗨️ *It's about time they did something about it. The rest of the world who knows about it and visits it are laughing at us for it still being like it is. It didn't take this long to reinstate major buildings in England after the 2nd World War.*
- 🗨️ *It'll be very hard for Anglicans to fund any difference or financial input.*
- 🗨️ *It's a big mess, quite a disgrace.*
- 🗨️ *It's a disaster area with all the birds flying around in there.*
- 🗨️ *It's a disgrace sitting there rotting away, something should have been done a long time ago.*
- 🗨️ *It's a good reminder as it is of how large in nature the earthquake was, it's central to the city and gives meaning to the history of the area and the impact of the earthquake.*

- 🗣️ *It's a lovely place for it to be situated but there should be a new Cathedral built and they could keep some of the old Cathedral there as a reminder of what happened to it in the earthquake alongside it.*
- 🗣️ *It's a major part of the city Its taking too long, not seeing any work be done at all.*
- 🗣️ *It's a pity there is so much red tape and cost involved in fixing it because it was beautiful.*
- 🗣️ *It's an Anglican thing on Anglican property, I don't think rate payer or taxpayer's money should be used to fund a private property.*
- 🗣️ *It's an edifice.*
- 🗣️ *It's an icon of Christchurch and needs to be retained.*
- 🗣️ *It's an overgrown mess, can they not cover it up and tidy it at least.*
- 🗣️ *It's bugged isn't it. Hope a nice compromise is reached by all parties.*
- 🗣️ *It's iconic and sad and they should be using the materials in the Cathedral for rebuilding it. Can't believe that the Anglican Church are getting \$56 million less than what is needed.*
- 🗣️ *It's important but there are decreased numbers to support the ongoing costs and it would be good to have something that's functional and affordable and it should be done pretty quickly and the Church and the State should be largely separate.*
- 🗣️ *It's just a joke. A waste of time. Lots of jargon. Either pull it down or replace it.*
- 🗣️ *It's just an eyesore at the moment.*
- 🗣️ *It's more important it's done properly than quickly.*
- 🗣️ *It's obviously gone on too long. Not completely against having something new but it would be nice to keep some of the original Cathedral. It's appalling that other churches have been able to keep the pigeons out but the Cathedral is disgusting and is a mess. Other damaged buildings in Christchurch have got their act together more. The Cathedral is an embarrassment to Christchurch.*
- 🗣️ *It's a shame to see how it is, and people squabbling over it.*
- 🗣️ *It's something that is significant to Christchurch and known around the world so it should be reinstated. I think it's disappointing that the Anglican bishop who isn't a Christchurch resident is trying to have so much final say.*
- 🗣️ *It's taking too long and everything else has been rebuilt around it accept for the cathedral.*

- 🗨️ *It's a lovely old building given what's taken place across the whole city not one denomination should take a preference for resources.*
- 🗨️ *It's always been part of Christchurch, and cannot replace that with something new.*
- 🗨️ *It's an eyesore and something needs to be done with it and there are too many people nit picking about it.*
- 🗨️ *It's an icon. It means a wee bit to me, but I think it's unfair for rate payers and tax payers to fit the bill.*
- 🗨️ *It's cool how it is now, I like the chess.*
- 🗨️ *It's just such a draw for tourists and it was a beautiful building.*
- 🗨️ *It's only a building and there are much more important things in the Christchurch areas to be concerned about, it's only a building there are families living in cold and wet and more things to worry about than a church building. Church is about people not the building.*
- 🗨️ *It's part of our heritage and when you see the Cathedral you see Christchurch as you do the Eiffel Tower in Paris.*
- 🗨️ *It's the centre point of our religion. Why don't they do something about it - it was shaken about a lot but was not too bad but it's got to the stage now a lot of those treasures have been damaged by the birds and general weather conditions.*
- 🗨️ *It's the most recognised icon in the city and is on all the documents, it's what tourists recognise the city for.*
- 🗨️ *Just do something.*
- 🗨️ *Just get on with it. Old people should just get over themselves as they are the ones holding everything up.*
- 🗨️ *Just get it sorted and start on something.*
- 🗨️ *Just get on with it.*
- 🗨️ *Just get on with it. The Cathedral represents the rebuild struggle of Canterbury as a whole.*
- 🗨️ *Just get on with it. Too big a reminder for people, and for tourists they don't want to look at a pile of rubble and weeds.*
- 🗨️ *Just move forward and get it sorted.*
- 🗨️ *Just need to do something with it real soon, because it's an eyesore.*
- 🗨️ *Just need to get on with it so everyone around them can move on as well.*
- 🗨️ *Just something to happen soon.*
- 🗨️ *Just that it's a real mess and it's in the centre of the city. Just make a choice. Make a decision.*
- 🗨️ *Just wish they could get on with it.*

- 🗨️ *Just wishes they would get on with it as it is an absolute eyesore and detrimental to the regrowth of the city. It is letting down everything else that has been done so far.*
- 🗨️ *Keep it or lose it just come to a decision*
- 🗨️ *Like the idea of a contemporary Cathedral that has some of the original materials retained to give somewhat of a retro feel.*
- 🗨️ *Like to see something there even if it is a plaque.*
- 🗨️ *Liked the old one but it is beyond repair. A new one is really needed and the Anglicans can afford to do this.*
- 🗨️ *Looks a mess as it is and it's been open to the elements for a long time so I think it's deteriorating rapidly. Something needs to be done soon.*
- 🗨️ *Make a decision because I want to say, I never go to the square as I find it so depressing and also advise others don't go to the central city, as it is so depressing.*
- 🗨️ *Many people who have visited us from other countries cannot understand why it would take New Zealand 7 years to rebuild or reinstate a building. I believe that it should take approximately half the time to either reinstate or replace the cathedral and that's coming from a reasonably experienced opinion.*
- 🗨️ *My opinion isn't too valid because being a student in New Zealand and challenging the Government and Council on how they should spend their money only causes conflict, for instance, I believe that education should be free in New Zealand, so I am pretty neutral when it comes to reinstating the Cathedral.*
- 🗨️ *Need to get their finger out and make a decision, it is pathetic. Being a building surveyor I know how the Cathedral is constructed and it cannot be strengthened to survive another earthquake of that magnitude.*
- 🗨️ *Need to make a decision and do it, the centre of town looks dreadful.*
- 🗨️ *Needs to be an iconic building if it is replaced.*
- 🗨️ *Needs to be sorted out, do something.*
- 🗨️ *Needs to get moving and put something that is going to be cost effective and that we can all start appreciating.*
- 🗨️ *New Zealand is a young country so it doesn't have many iconic buildings so we shouldn't let the Cathedral go because it's a symbolic building for Christchurch.*
- 🗨️ *Nobody talks about the Cathedral in the square and nobody is discussing the Cathedral as said in the paper it's not true. Bishop Mathews should have been able to do what she wanted to - should get more Anglicans to pay, and really it's just an old church and somebody could have easily have died in it.*

- ☞ Not true about \$56 million needs to be raised, plenty of donors and there is already a lot of money there like \$30 million dollars from overseas which has been offered. Being left to the elements is disgraceful and see the pigeons resting must be pigeon poo for miles, how can they do that. People have offered to provide a cover for the roof so not open, to cover and protect from the elements but they have refused. I cannot believe we are having another survey and believe they are trying to wear people down just so we say get rid of it. Could use some of the existing structure and use bits that are not beyond repair, do not have to be used. The whole section of it is there, the Eastern side is there the roof is there so use those.
- ☞ Only saw it once before the quakes.
- ☞ Part of the Cathedral should be kept as it is to represent what Christchurch went through because there's going to be nothing left to remind us of the City's history. It needs to be tidied up and looked after as a memorial.
- ☞ Parts of the old Cathedral could be incorporated into a modern structure, the artistic parts such as stained glass windows or certain woodwork but not the stones or other structural parts.
- ☞ Personally, wouldn't like something or architecture would lose the gust out of Christchurch and a bit of an icon.
- ☞ Sad they have left it exposed to all these weather elements, could have protected it.
- ☞ Same as Museum, charge the tourists except locals. Shouldn't be paying the government back -Is NZ heritage and should be holding on to it, and looking after it.
- ☞ Shame that the cathedral is looking like it is and the rest of the area is not being developed is real a shame, the library appears to be at a standstill. Other areas where the BNZ was are looking unkempt and not cared for. Looks dreadful with the pigeons and the Cathedral being open to damage. Need to get their act together with rebuilding the cathedral. The Anglican property spokespeople, the way they are communicating has been abysmal.
- ☞ Feels the survey is biased and would like to know why the contemporary Cathedral won't cost any more.
- ☞ Hopes they can find a way to reinstate it because it would be quite sad if they couldn't.
- ☞ Should have been replaced with the wooden version of the cathedral which the architects envisaged but the idea wasn't picked up.
- ☞ Solve the problem and get on with sorting it out.

- 🗨️ *Some fundraising organisation like Lotto could do a special Cathedral session/promotion like they do with Easter, Mother's Day etc. and would get huge support. One of those a year would probably sort it rather quickly.*
- 🗨️ *Somebody needs to make a decision.*
- 🗨️ *Something has to be done and has to be done soon because it is just sitting there for the past 7 years.*
- 🗨️ *Something should be done about it very soon because it looks like a mess right in the middle of the Square.*
- 🗨️ *Still a beautiful cathedral so hopefully they can make a decision on it soon.*
- 🗨️ *Still likes the original cathedral, but realistically it is not an option - however, would like to see something in the Square that would be an icon for Canterbury.*
- 🗨️ *Stop mucking around.*
- 🗨️ *Taken too long for something to be done about the cathedral, it just needs to be fixed and a decision needs to be made either way.*
- 🗨️ *Taken too long to do anything with it and the pigeons are living in it and they need to close it off and protect it, it's just too open.*
- 🗨️ *The decision needs to be made pretty soon - it is not good sitting there the way it is.*
- 🗨️ *The Anglican Church should get to decide, something sustainable and the contemporary is more sustainable. When we have visitors it's a severe negative reminder of the earthquakes and in contrast to all the positive it creates a negative impression.*
- 🗨️ *The Anglicans have behaved appallingly and they should have used their global resources to do something for Christchurch instead of humming and hawing.*
- 🗨️ *The Cathedral is the reason it is called Christchurch. All based on the Anglican belief.*
- 🗨️ *The Cathedral needs to be the Cathedral and not a new one.*
- 🗨️ *The Cathedral should stay in Cathedral Square because it's the heart and soul of Christchurch and it's our history. The new Knox Church is nice but it doesn't look like a church.*
- 🗨️ *The cathedral used to be beautiful.*
- 🗨️ *The Cathedral was the centre of everything and all the tourists came to visit it. That was the highlight for the city and that was Christchurch. People would come to pray there.*
- 🗨️ *The Cenotaph should not move from its current site by the Cathedral.*
- 🗨️ *The current Cathedral is an eyesore and it just needs to get done. I am sick of looking at a useless ruin.*

- 🗨️ *The current one is the wrong sort of building and comparing it with Coventry in the war times, it was not destroyed by earthquakes which people have no control over, the earthquakes will happen again. You cannot have a politician decision to ban earthquakes but you can influence war - it's a human thing rather than an act of nature.*
- 🗨️ *The Greater Christchurch Building Trust who are promoting the restoration are coming out of this looking not very good.*
- 🗨️ *The have left it too long and should be able to do with it what the Catholic Cathedral has done, raised money and rebuilt a little bit at a time. As they are raising the money and affording it and getting the outside down and making it weather proof.*
- 🗨️ *The questionnaire is obviously biased in favour of the Cathedral being reinstated and the Cathedral should be sold so they can rebuild it properly.*
- 🗨️ *The sooner it gets agreed upon and a plan presented so that people can see progress and look forward to a new modern contemporary cathedral - The transitional cathedral has been very functional, very much used and benefited from, at reasonable low cost, and a pretty quick time frame, to erect/build.*
- 🗨️ *The sooner they make a definite decision and start something, the better.*
- 🗨️ *The square has always an iconic place for Canterbury, I feel you can build a new contemporary cathedral but use as many of the old materials as possible and hopefully capture the past.*
- 🗨️ *The Square would be lost without a cathedral, but Christchurch does not need the old one.*
- 🗨️ *There are better things to spend the money on as people need things more - a cathedral is important, but people matter more. There is real poverty in Christchurch that needs to be addressed and the Church should know that and be for the people as their values are not about money.*
- 🗨️ *There was a plan that you could rebuild the cathedral as it was with modern materials such as timber, not concrete pillars and I'm in favour of that.*
- 🗨️ *They could leave a partial earthquake ruin.*
- 🗨️ *They could rebuild the cathedral to look the same.*
- 🗨️ *They could upgrade it. A good design is important. I wouldn't mind if land was offered somewhere else and the Cathedral moved out of the city centre.*

- 🗨️ They have wasted so much time this should have been done a long time ago and costs have escalated in the interim. The Cathedral is a huge part of our identity in Christchurch and the fact that it has not been rebuilt is a constant reminder of how we have not progressed. I would support an inbound airport tax to help fund the restoration and ongoing costs.
- 🗨️ They just need to make a decision about it and stick to it.
- 🗨️ They need something in the square. Must be some way to reinforce the building. If there could be some of the stone left on the building that would be good. There is a safety aspect too, but surely there should be some way to save some of the history like they do in other countries eg. Athens. It's something for the tourists to visit and maybe donations could help with the running costs. It's an eyesore at the moment.
- 🗨️ They need to hurry up and take the Cathedral down.
- 🗨️ They need to make a decision and get on with it because the longer they leave it, the higher the costs will be. They should get tourists to pay a bit towards the running costs.
- 🗨️ They need to make a start.
- 🗨️ They should get on with it and stop the mucking about.
- 🗨️ They should hurry up and make a decision about it because it's been 6 years - everything's way too slow.
- 🗨️ They should just get on and rebuild it. It has taken far too long and the thought of destroying the building irritates me.
- 🗨️ They should reinstate the original cathedral back to a state that it was originally in and if they can't do that then they should build nothing there at all. If they have to build a new cathedral build it in a different place.
- 🗨️ Think it's an eye sore. It's holding back development and progress. Sad for us and hard to move on as it need to be fixed. Bishop needs to be in country and visible.
- 🗨️ Think the idea that the church cannot afford to replace the existing structure is an absolute "rort" (Joke).
- 🗨️ Thought they can deconstruct the internal of the church, should use the existing stones and things on the outside to give it a link to the original - as long as it doesn't add too much to the cost. It belongs to the Anglican Church and doesn't belong to the people who are not members of the Anglican Church, basically they do not own it and are having a say about someone else's property. A lot of people have strong opinions but don't go the church and just want their say and don't want to be party to it.
- 🗨️ Time for change.
- 🗨️ To get on with it and make a decision.

- 🗣️ *To reinstate it is my choice and it would be made with different materials i.e. stones and would be reinforced, so it looks the same but it wouldn't be, there is talk of having light materials for the steeple*
- 🗣️ *Waste of time and money putting up a new one they should use the money to reinstate the old one.*
- 🗣️ *We don't need any cathedral, I think we need something like a one thousand to five thousand seat entertainment venue.*
- 🗣️ *We have got the chance to do something spectacular here, that can attract people from overseas to come and see the cathedral, the only thing that will hold it back is the bureaucracy of the council which is holding things up at the moment.*
- 🗣️ *What draws people to the cathedral is the architecture rather than the Anglican church itself.*
- 🗣️ *Whatever happens I hope it happens quickly.*
- 🗣️ *Whatever happens it needs to retain some of its history, need to use either some of the stone, windows or retain the same shape.*
- 🗣️ *What's the cathedral square if there's no cathedral in it? Who says it can't be rebuilt in a way to show that yes, it is still a part of our history but it has survived with Christchurch through its earthquakes and to now be a symbol of that event and the incorporation of modern architecture with respect to its history.*
- 🗣️ *When the big winds hit Darwin 1975-ish the town was demolished including the cathedral, the new replacement was opened one year later- please can we have the Australians here to do a similar job*
- 🗣️ *When the cathedral was built in the 1880's they knew nothing about foundations and engineering technology was not what it is today.*
- 🗣️ *Why is it taking so long?*
- 🗣️ *Wish it would go back to the way it used to look as it is the main thing in the city. It is sad and painful to see it the way it is at the moment.*
- 🗣️ *Wish them all the best. Hope that the rebuild of the cathedral is what the people concerned want and that it works out in their favour.*
- 🗣️ *Wishes it was back the way it was and that they would move faster to get things done. Has a young daughter born just weeks before the first big quake, and would like child to grow up in a rebuilt city instead of just seeing it all in ruins.*
- 🗣️ *Would be great if we could get it back to the original cathedral as it would be great after what has happened for Christchurch to have the Cathedral.*

- 🗨️ *Would like something to be done about it - there has been six years without any progress and thinks the money spent on the cardboard cathedral could have been far better spent towards doing something earlier on the existing cathedral.*
- 🗨️ *Would like to see the Cathedral gone altogether and replaced with a Returned Services Plot and Monument.*
- 🗨️ *Would like to see the stained windows back, whether contemporary or traditional. They may need to reposition the cathedral in another place as the foundation is on a low water table and this is not going to change e.g. move out Yaldhurst way as the ground is far more settled.*
- 🗨️ *Would love to have the original Cathedral but not have the steeple too high to allow for earthquake safety.*
- 🗨️ *Would love to see the original up again.*
- 🗨️ *Would prefer replacing but using some of the old Cathedral with the new.*



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