

# Town Hall & Te Matapihi update

Council briefing – August 2024



# Agenda

- Today's briefing:
  - Te Matapihi
  - Town Hall
- Briefing on 4 September:
  - Te Ngākau master development plan
  - Basement strengthening options
- Council paper on 26 September on basement strengthening options

# Programme overview and status

| Site  | Status  |
|---|---|
| <b>Projects underway</b>                        |   |
| Te Matapihi (1)                                 | <ul style="list-style-type: none"> <li>Due for completion Q1 2026</li> </ul>  |
| Town Hall (2)                                   | <ul style="list-style-type: none"> <li>Due for completion 2027</li> </ul>   |
| CAB/MOB (3&4)                                   | <ul style="list-style-type: none"> <li>Soft strip of CAB complete and structural demolition underway</li> <li>Soft strip of MOB started. Structural demolition expected to start in February 2025</li> <li>Negotiation with developer ongoing (report back to Council by December)</li> </ul> |
| Te Ngākau Development Plan                      | <ul style="list-style-type: none"> <li>Draft plan for Council briefing on 4 September</li> </ul>  |
| <b>In planning</b>                              |   |
| Former Capital E (7) and City to Sea Bridge (8) | <ul style="list-style-type: none"> <li>Cap E 15% NBS, regulatory date June 2027 (+4 TBC)</li> <li>Bridge DSA at 20%. Life safety assessment underway. Report back to Council by December</li> </ul>   |
| Basement and square above (12)                  | <ul style="list-style-type: none"> <li>Draft basement DSA at 20%, options for remediation as part of Development Plan (4 Sept)</li> </ul>   |
| City Gallery (11)                               | <ul style="list-style-type: none"> <li>DSA at 15%, occupancy safety assessment done (safe to occupy)</li> <li>Deferred maintenance and seismic project expected completion Q1 2026</li> </ul>   |
| Creche (10)                                     | <ul style="list-style-type: none"> <li>Vacant. Future depends on former Cap E and bridge</li> </ul>   |
| MFC (5)   | <ul style="list-style-type: none"> <li>20% NBS, regulatory date Sept 2029 (+4 TBC)</li> <li>Options to Council mid 2025</li> </ul>  |
| Jack Ilott green (13)                           | <ul style="list-style-type: none"> <li>No current scope/plans</li> </ul>  |



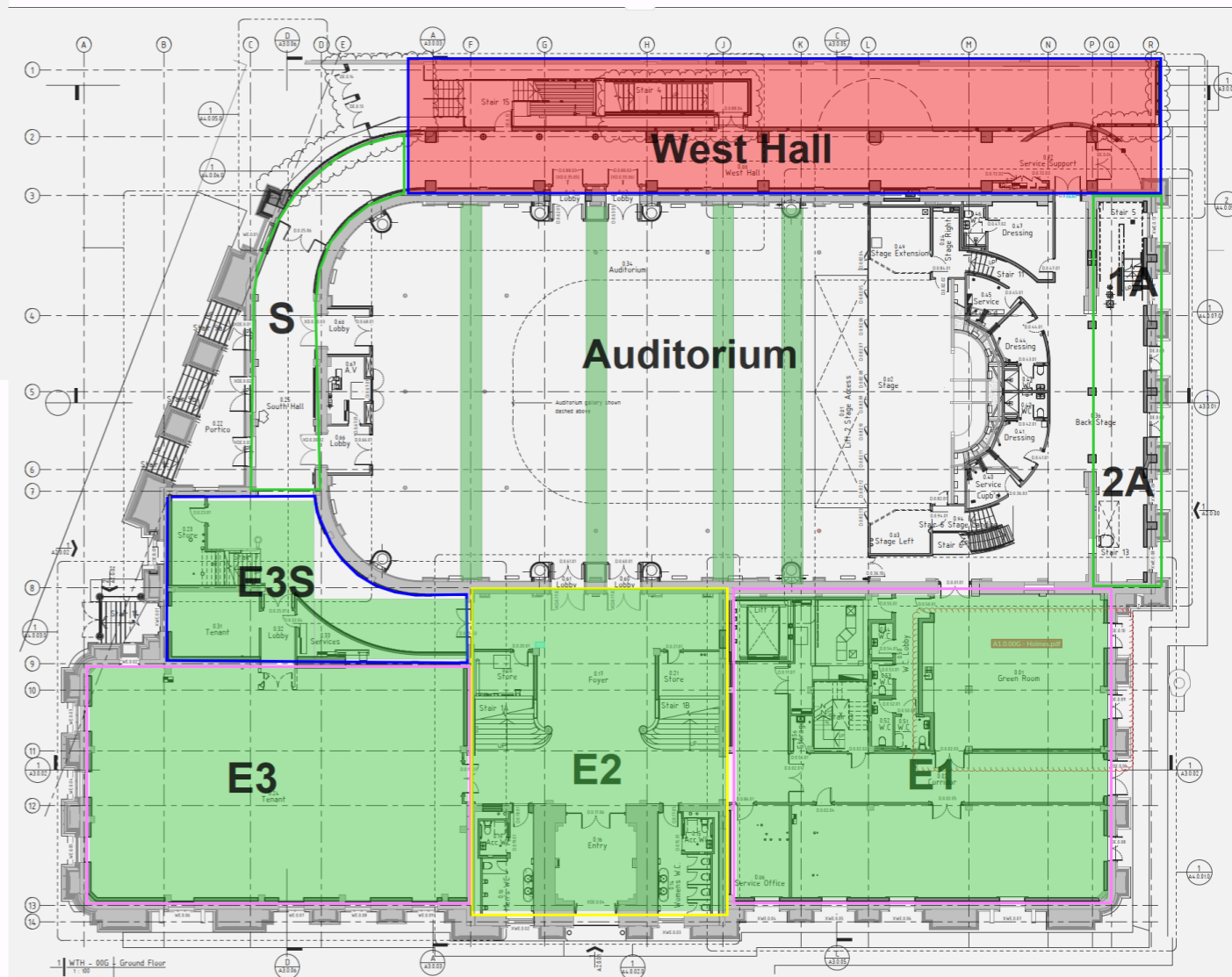
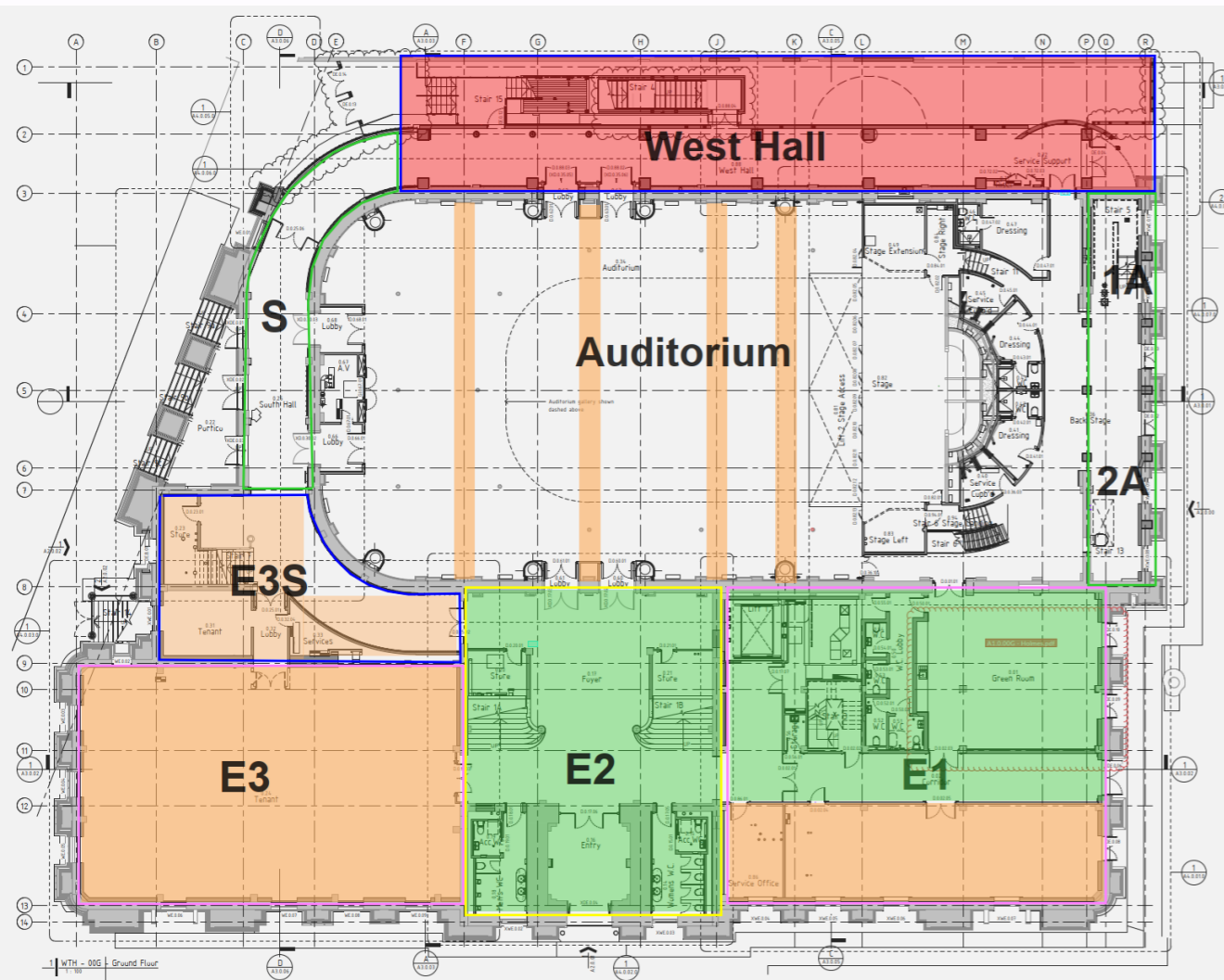
# Te Matapihi update

- Te Matapihi project continues to track on time and within budget. Opening scheduled for February 2026. Progress since we last updated in the Council in April includes:
  - Rattle space works in progress on Victoria Street and Harris Street is nearly complete
  - Ground floor beams and slabs 75% complete
  - Interior fit out works commenced on level 1
  - Carpentry works on northern atrium, plantrooms and Civic Room are progressing on track and major works underway on level 2
  - All separable portions are now confirmed and contracted – this means the project is now all fixed price
- VUW not proceeding with their fitout and tenancy on levels three and four
  - After several months of collaborative design effort (WCC, School of Music, Te Matapihi architects, engineers, project managers and construction team) to determine the suitability of the space, VUW Council decided the space did not meet their technical requirements – in relation to stud height, number of practice rooms and overall sqm space
  - The date for the decision point had been agreed in advance with VUW to allow WCC to pivot to an alternative plan without an impact on the project's timeframe or budget
  - We are now exploring alternative options for tenancies on levels three and four |

# Town Hall update

- Project on track to be completed in 2026 and remains within budget. Work is progressing well to continue to clear project blockages and productivity is significantly increasing onsite
- Progress on construction since we last updated in the Council in April includes:
  - Basement slab pour was completed in early July
  - Auditorium ceiling is nearing completion (early Sept)
  - Reinstatement in key heritage areas (e.g., debating chamber, main stair) has commenced
  - Works are nearing completion in E1 ground floor
  - Façade works are well underway with north side of the building now complete
- As per the RCP recommendations in the October Council paper:
  - Closure of variations pre-October 2023 is generally complete, with bulk settlement of \$4.1m contract instructions to date (247 CIs)
  - Further commercial close out including smaller bulk variations and agreement on VUW tender has continued
  - Continuing to work with Naylor Love to open up more work faces on site to speed up the programme and manage costs
  - Design of all remaining areas (incl. changes from October paper) will be completed by late August
- Master programme of all remaining construction work, with all October 2023 changes included, now complete and showing completion within 2026. Additional measures in place to seek to bring this further forward if possible.

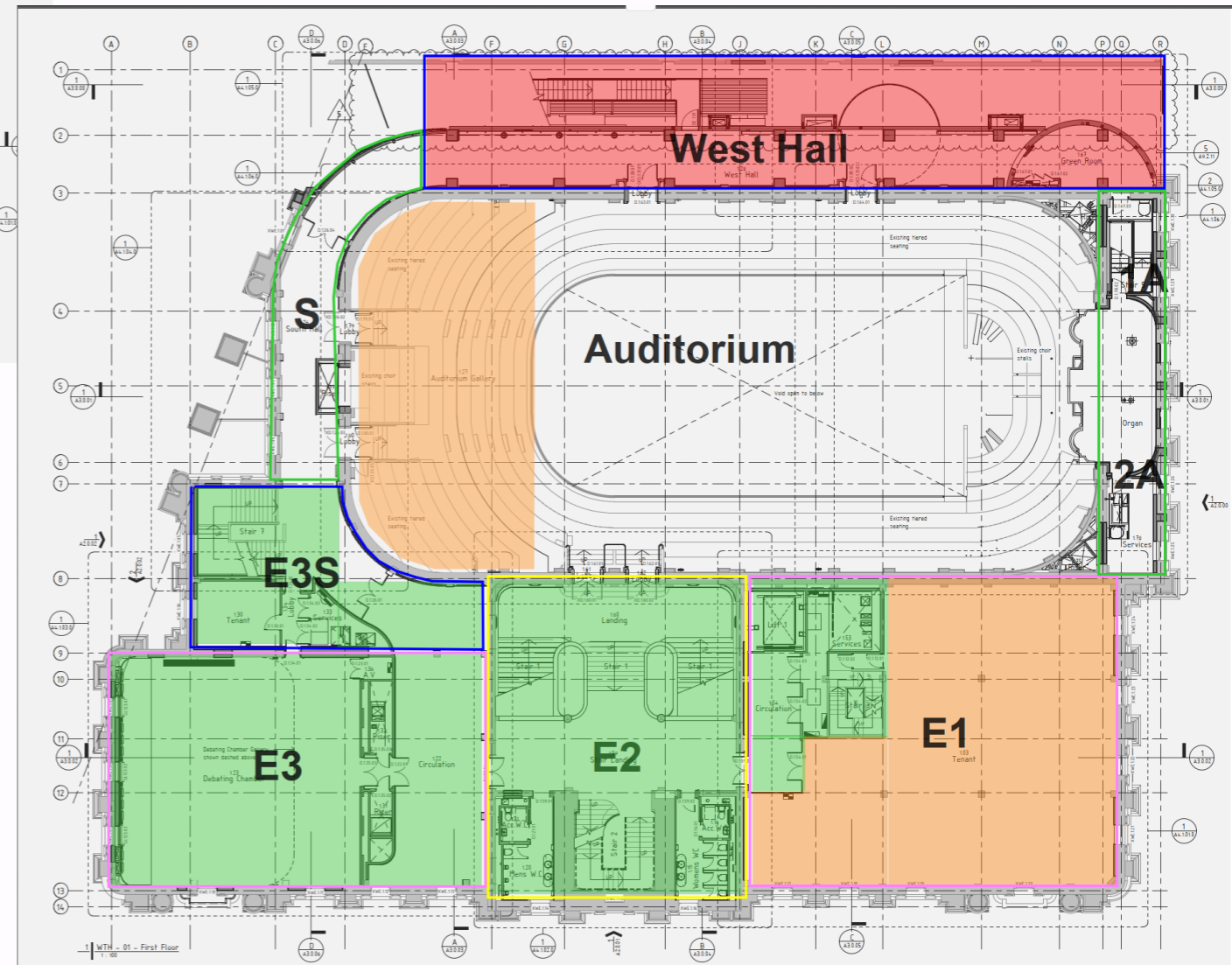
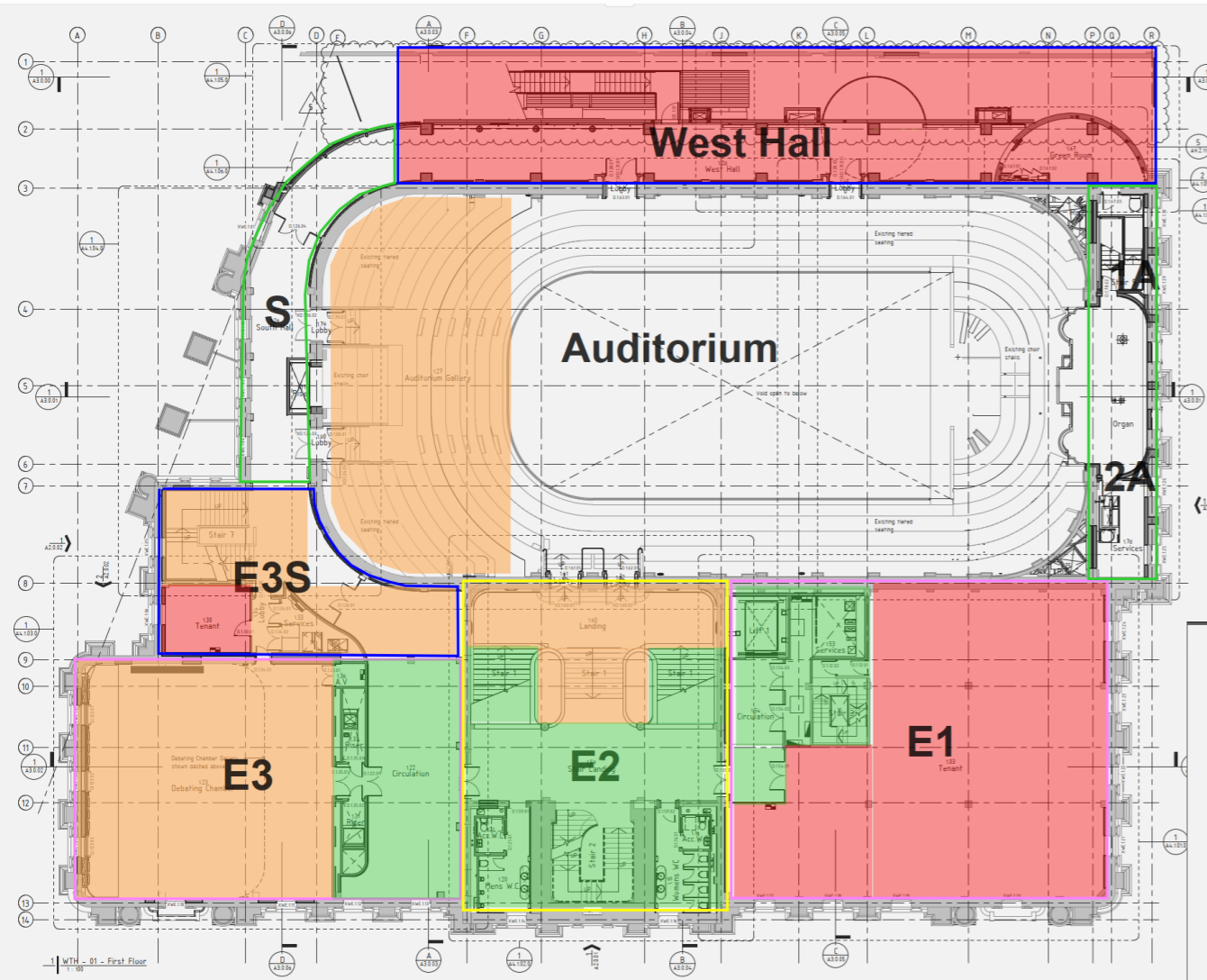
# Town Hall ground floor – April vs. August



## Colour code

- Red – on hold/design work needed
- Orange – restricted workflow
- Green – work progressing
- Blue complete

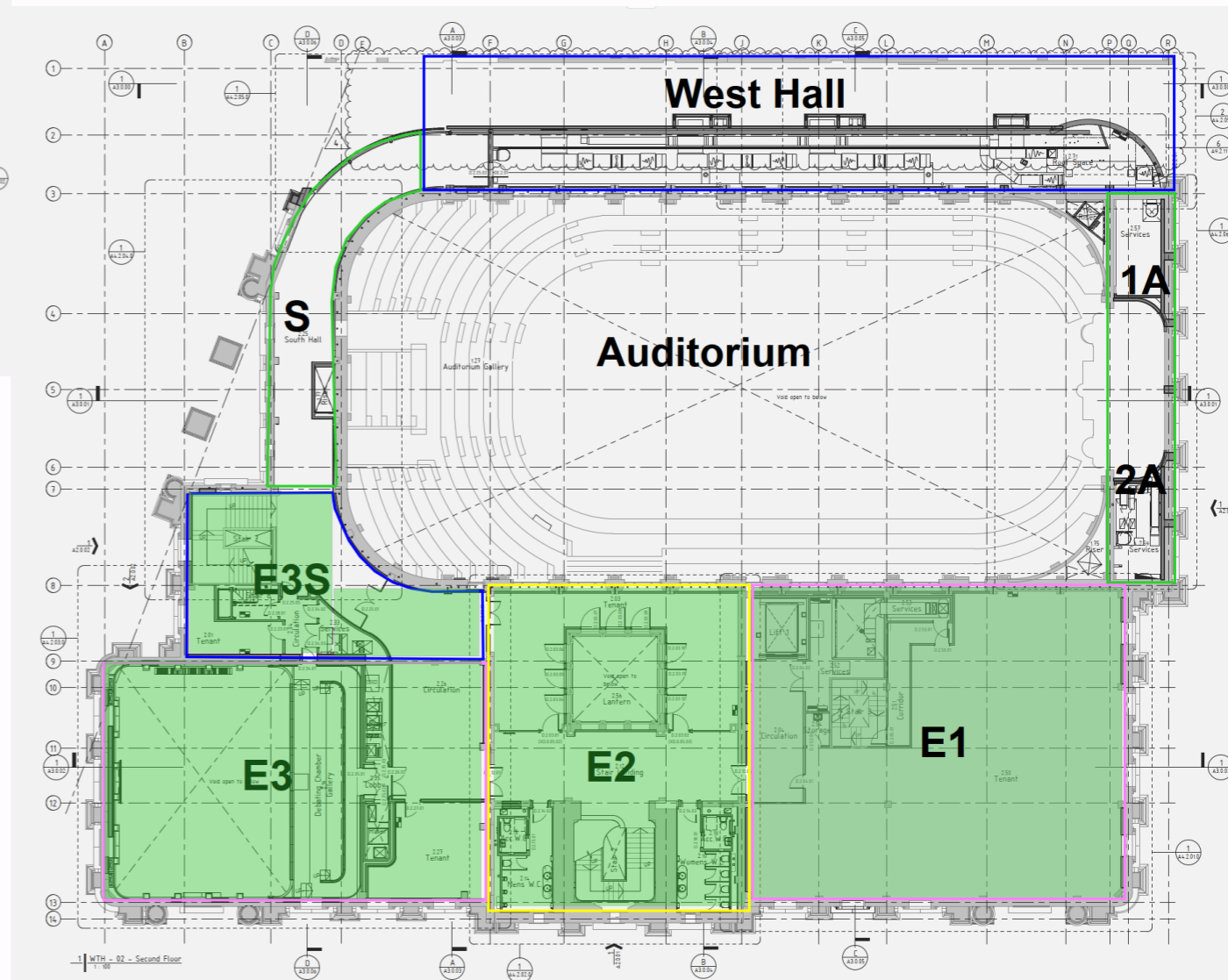
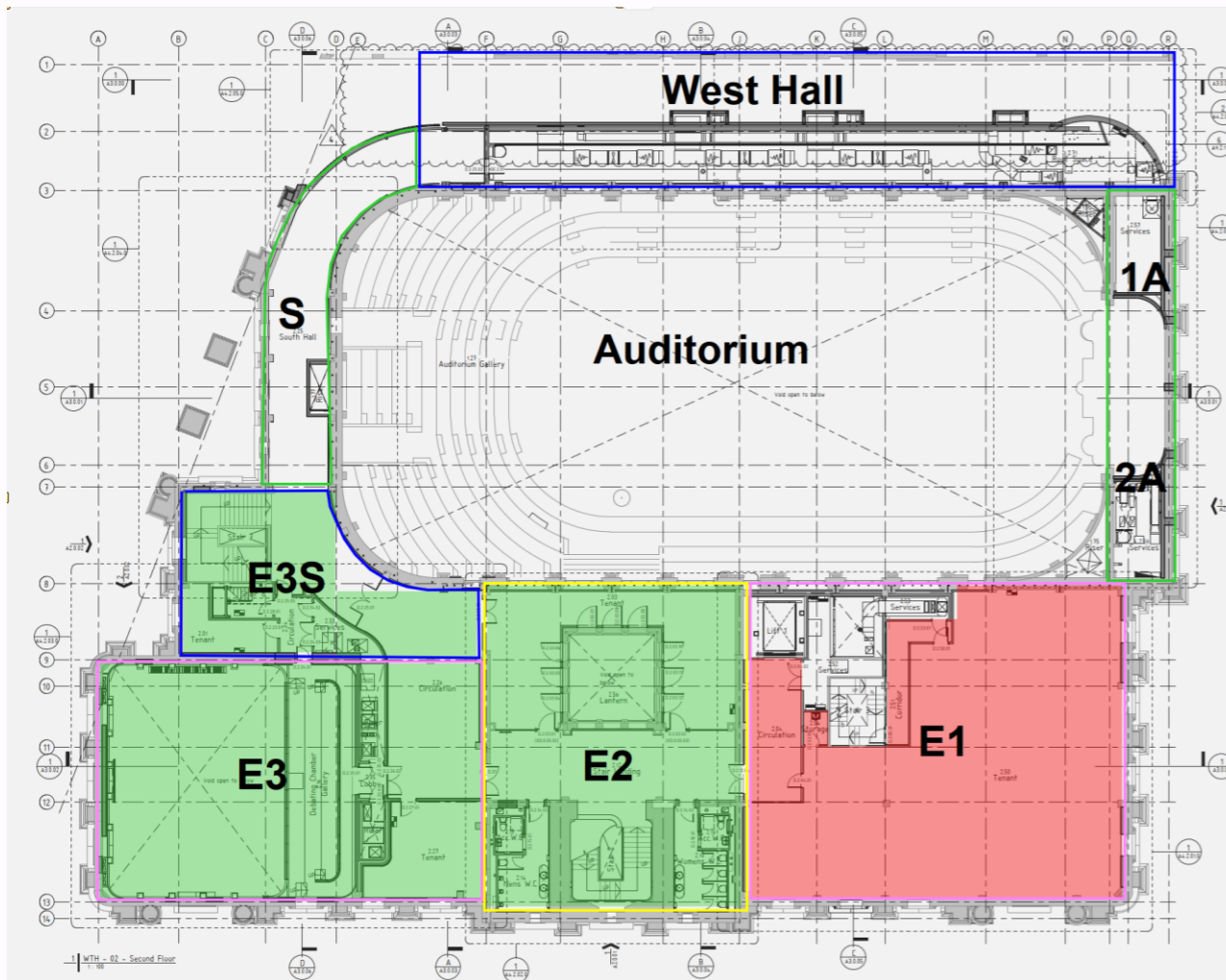
# Town Hall L1 – April vs. August



## Colour code

- Red – on hold/design work needed
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- Green – work progressing
- Blue complete

# Town Hall L2 – April vs. August

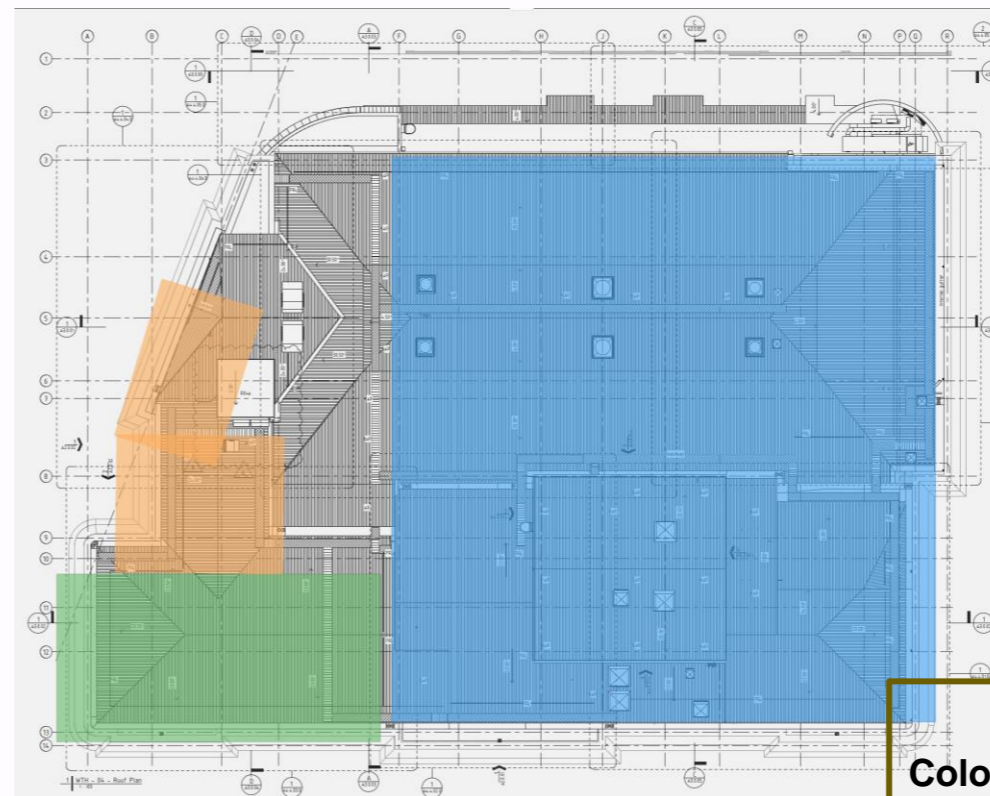
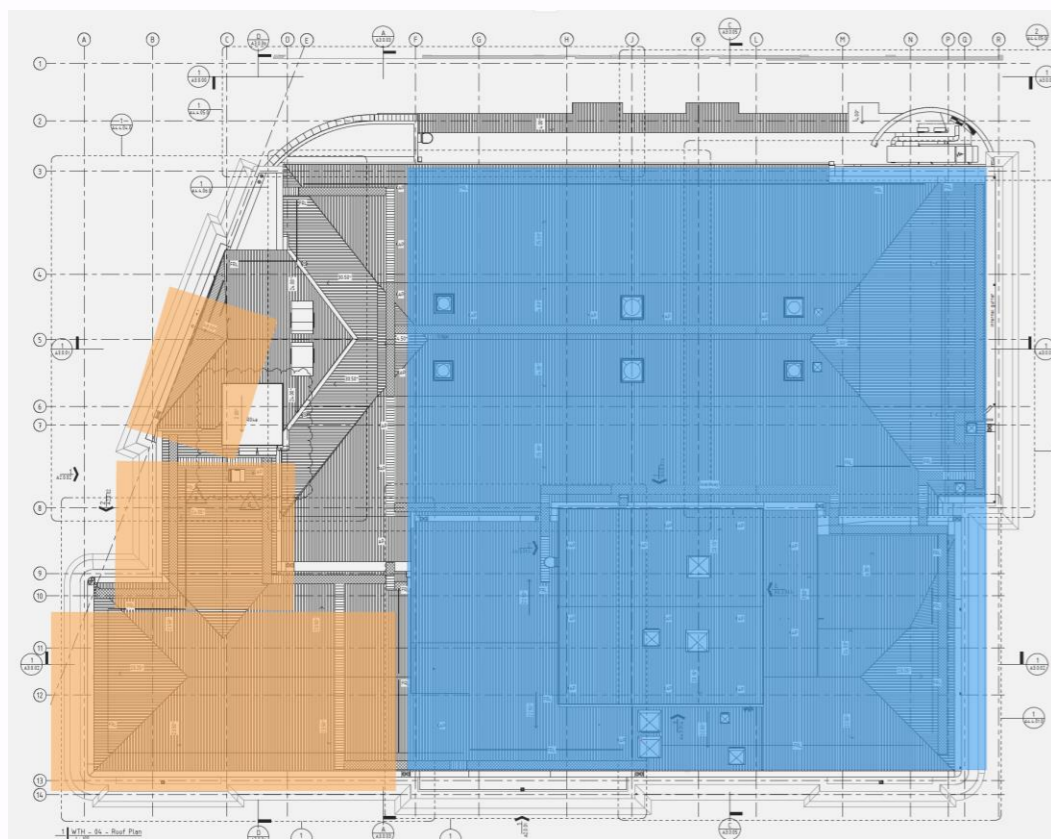
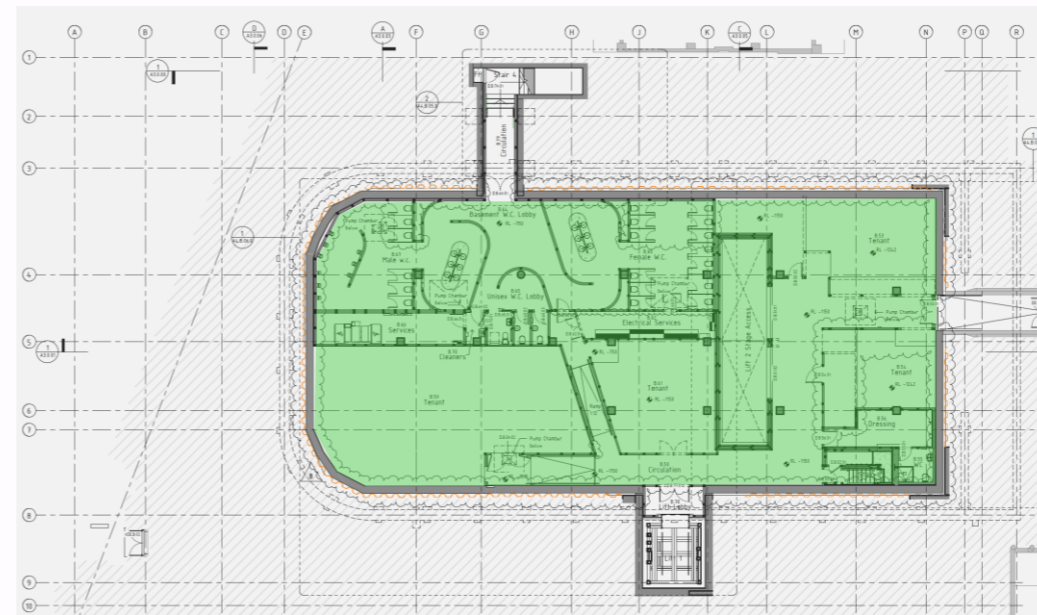
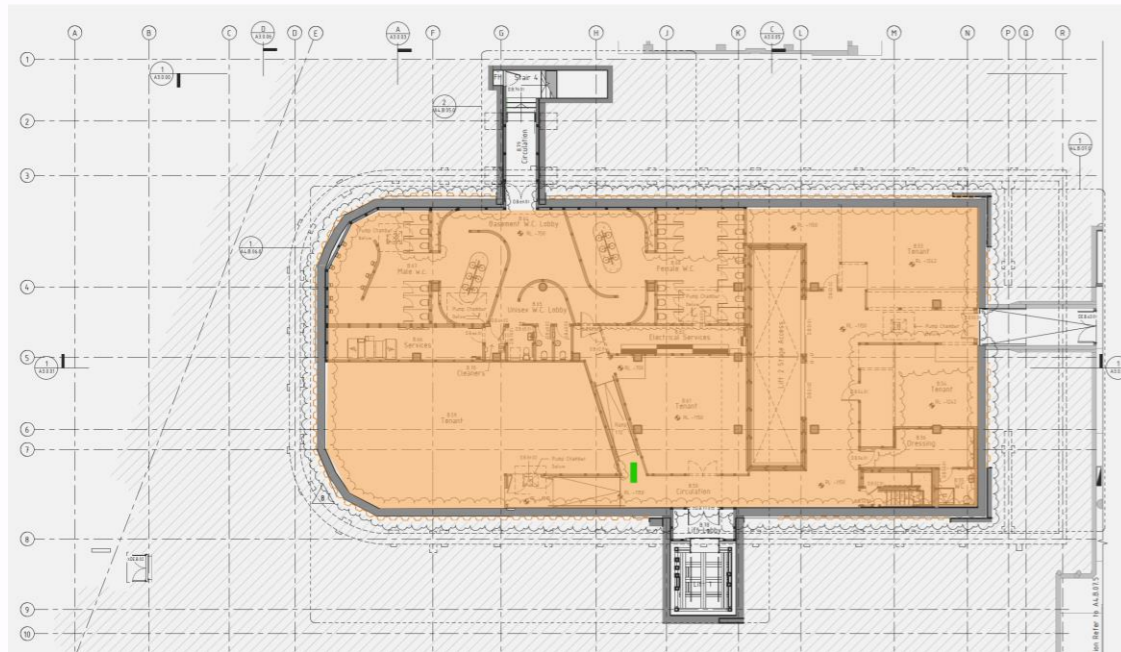


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# Town Hall basement and roof – April vs. August



## Colour code

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- Green – work progressing
- Blue complete

# Te Ngākau neighbourhood support

- Active programme of communication and other support to keep neighbours updated on progress across the precinct and address concerns about noise/business impact
- Communications activity includes:
  - Fortnightly Te Ngākau neighbours' newsletter
  - Regular updates from LT McGuinness and Naylor Love on active areas of construction, timeframes and noise mitigation measures
  - Neighbour face-to-face drop ins
- Support from WellingtonNZ:
  - Business support including digital marketing, manager training, third-party marketing support. Businesses that have engaged with this support have provided positive feedback
  - Promotional support via Neat Places website which promotes neighbourhood businesses
- Parking and traffic management improvements:
  - More loading zones in Wakefield Street in response to business requests
  - Two P10 car parks in Mercer Street for customer pick up/drop off
- Area improvements:
  - Lights in trees in Mercer and Wakefield Streets to liven up/attract people to the area
  - Business promotion and wayfinding incorporated into hoardings
  - Neon lighting installation in place above footpath on upper Wakefield St to attract foot traffic
  - Dust mitigation plan in place across the construction area

# Questions?

