

Te Ngākau Update

Council Briefing - December 2024



Programme Overview and Status

1. Wellington Town Hall remediation - GREEN:

- **Status:** The project is on track with significant progress made. The North facade is complete except for joinery, and the East face is well underway. The main entrance ramp on MFC lane is rough-formed, and the South colonnade stairs are poured ready for facing stone. The building approaches its full seismic resilience state (December 2024).
- **Risks:** Ongoing negotiations around pre-October 2023 variations to be resolved (risk circa \$5M) and West Hall programme reliance on MOB demo. Time related cost risk is being mitigated by discussions around separable portions for staged completion of the project.
- **Schedule & Financials:** Projected to be operationally ready earlier than plan (Q1'27). Approved budget is \$329.1M, with a spend to date of \$183.5M. Forecast is to complete within budget, assuming earlier completion date.

2. Te Matapihi ki te Ao Nui (Central Library) remediation – GREEN:

- **Status:** The project is progressing well, with the basement foundation works complete and the main structure of the ground floor within the building's footprint. Project on track for building grand release pre-Christmas 2024.
- **Risks:** Thermosash product workmanship issues. Basement sprinkler redesign. Addressing water ingress into the transformer room.
- **Schedule & Financials:** Projected to be operationally ready as per plan (Q1'26). Approved budget is \$217.6M, with a spend to date of \$138.5M. Forecast is to complete within budget.
- **Tenancy:** Note that NZSO is not able to commit to occupy part-Level 4. There is an opportunity to consider a CCO tenant.

3. CAB/MOB demolition and site redevelopment – GREEN:

CAB Demolition:

- Completed within time and budget.

MOB Demolition:

- Work has commenced. Slight delay treating asbestos in the window structures, but we remain on schedule.

CAB/MOB site redevelopment:

- Formal negotiations for the redevelopment are underway, with the preparation of draft "heads of terms" expected to be concluded by February 2025.

4. Basement remediation – GREEN:

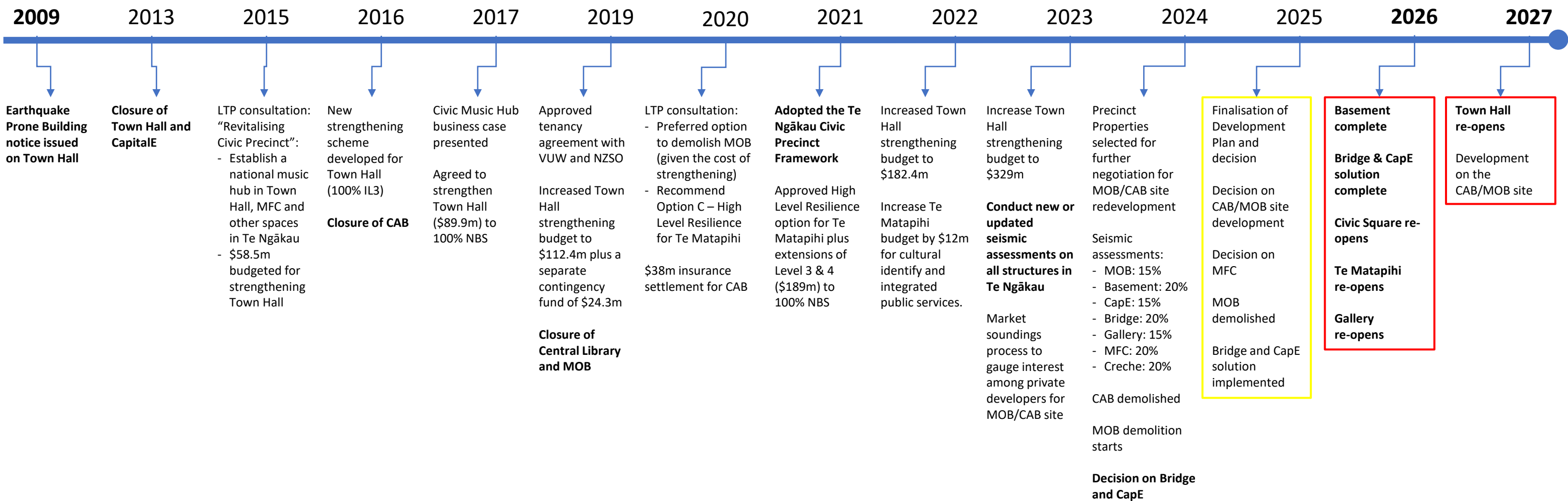
- Contract signed. Civic Square will be closed mid-December for work to commence. Plan to complete Q1'26 (in line with Te Matapihi)

5. Gallery remediation

- Concept design and estimate complete. Contractor engagement underway. Plan to complete Q1'26 (in line with Te Matapihi).

Te Ngākau is the beating heart of our capital city; A thriving neighbourhood where creativity, culture, democracy and arts experiences collide on the edge of Te Whānganui-a-Tara

Vision statement from the Te Ngākau Civic Precinct Framework, approved by Council 30 Sep 2021



To open Te Matapihi and City Gallery in 2026, work must be completed on Basement and Bridge/Cap E solution
To open Town Hall in 2026/7, work must be completed on Basement & Loading Dock (part of former Cap E)

Consultation Summary

Consultation on the Development Plan and City to Sea Bridge attracted strong public interest and participation. In total we had:

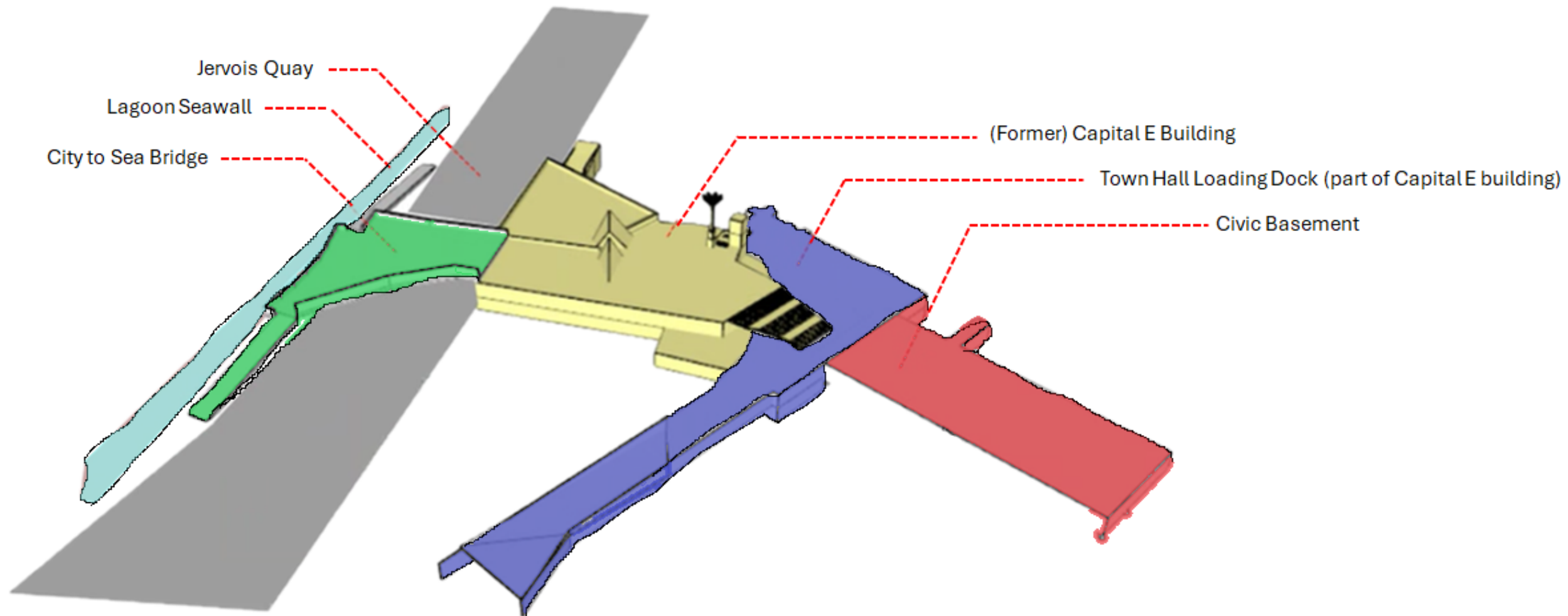
- 1,406 total submissions
- 1,301 completed surveys
- 105 document or email submissions

A total of 1,273 submitters answered the questions on the City to Sea Bridge. In total, 57.5% of submitters supported the demolition of the bridge/Capital E and its replacement with either an at-grade crossing (23%) or a new bridge and pedestrian crossing (34%). More than one-third of submitters did not support either option.

Submitters on the Development Plan were asked to identify which factors were most important to them in considering the scenarios presented – responses were reasonably spread across all priorities:

- approximately one half of all submitters identified creating or increasing the amount of green space available as important to them;
- more than one-third identified cultural and creative spaces, lighting and safety, restoring existing buildings, and keeping costs low.

Problem Statement



Former Capital E has been declared earthquake prone, at 20-25% NBS, with a current regulatory deadline under the earthquake-prone notice of June 2027 for its removal or remediation. This deadline is extended to June 2031. The bridge has also been assessed as at risk in an earthquake, with particular implications for traffic safety and emergency access along Jervois Quay if the bridge is compromised in a major earthquake.

Options

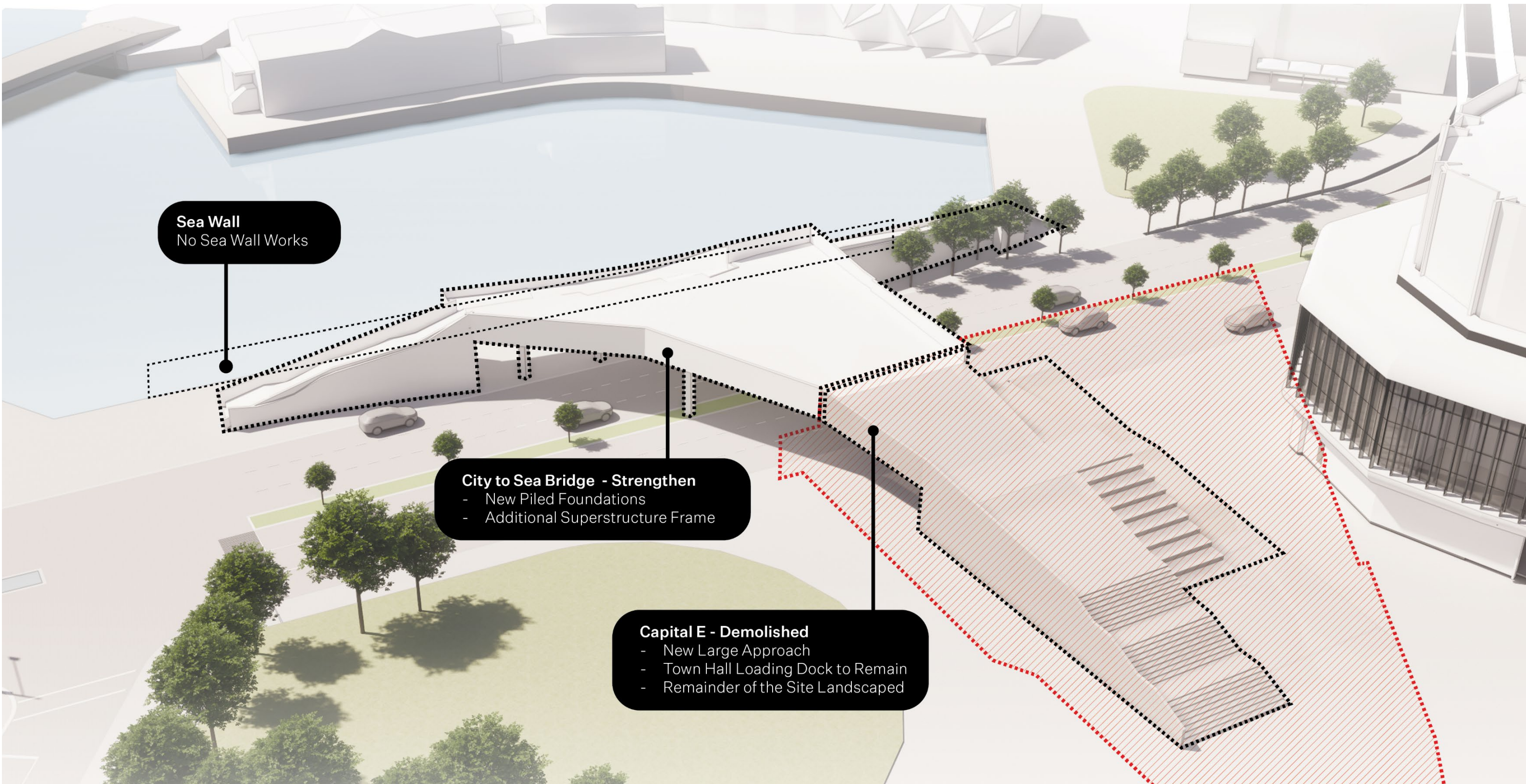
As part of our investigations we have shortlisted the following options:

- Option 1: Demolish Bridge and Capital E, and construct a new pedestrian crossing;
- Option 2: Demolish Bridge and Capital E, and construct a new bridge and pedestrian crossing;
- Option 3: Strengthen Bridge to 100%NBS (IL3), demolish Capital E and construct a large approach/ abutment;
- Option 3a: Intermediate strengthening of Bridge to above 34%NBS (IL3), including sea wall strengthening and minimum strengthening to Capital E deck only
- Option 3b: No action on the bridge, demolish Capital E and construct a large approach/ abutment
- Option 4: Do nothing

Option 3: Strengthen Bridge to 100%NBS (IL3), demolish Capital E and construct a large approach/ abutment

Cost: \$85m

Project timeframe: Q1 2025 – Q2 2027



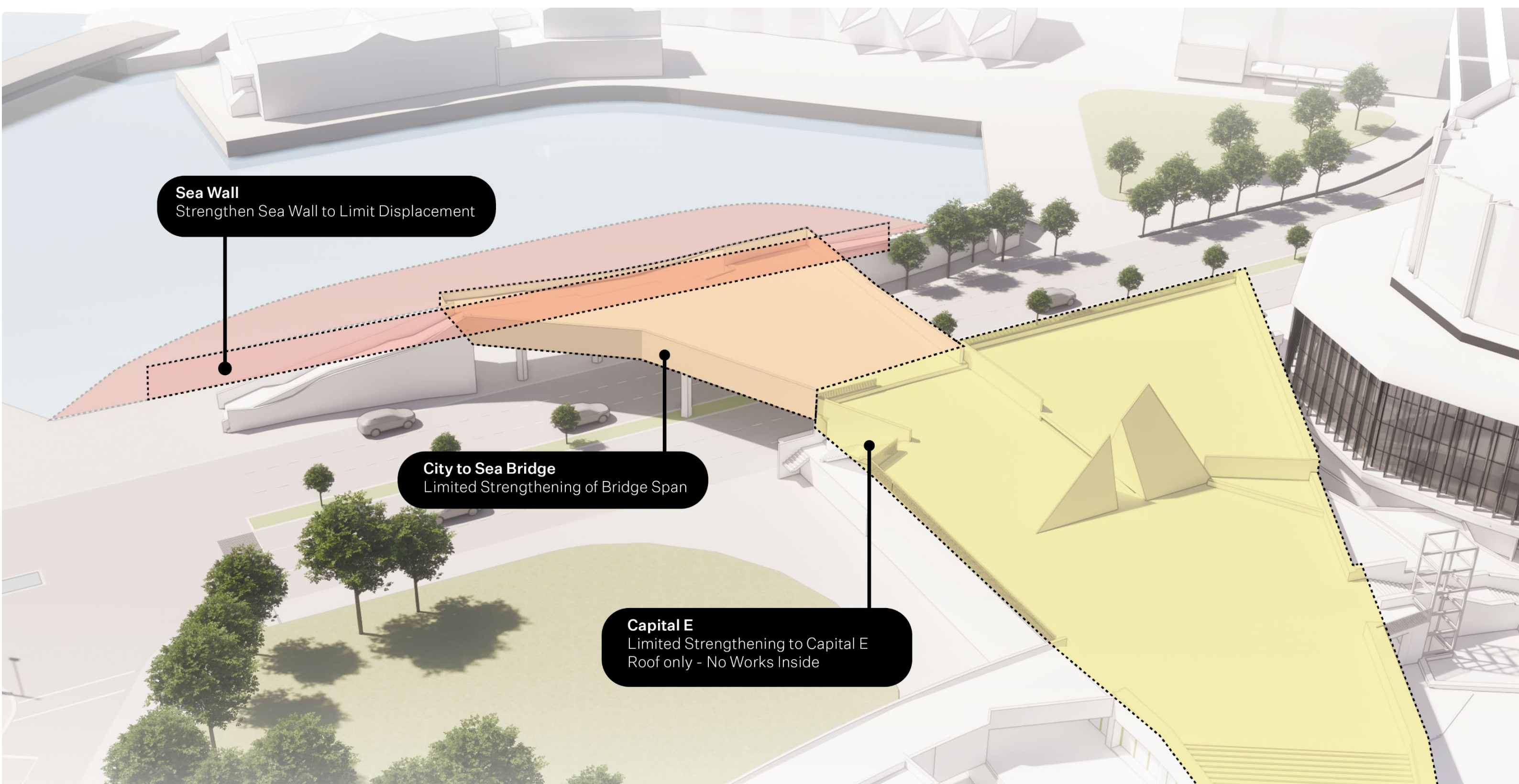
Sea Wall
No Sea Wall Works

City to Sea Bridge - Strengthen
- New Piled Foundations
- Additional Superstructure Frame

Capital E - Demolished
- New Large Approach
- Town Hall Loading Dock to Remain
- Remainder of the Site Landscaped

Option 3a: Intermediate strengthening of Bridge to above 34%NBS (IL3), including sea wall strengthening and minimum strengthening to Capital E deck

Cost: \$53.3m
Project timeframe: TBC



Sea Wall
Strengthen Sea Wall to Limit Displacement

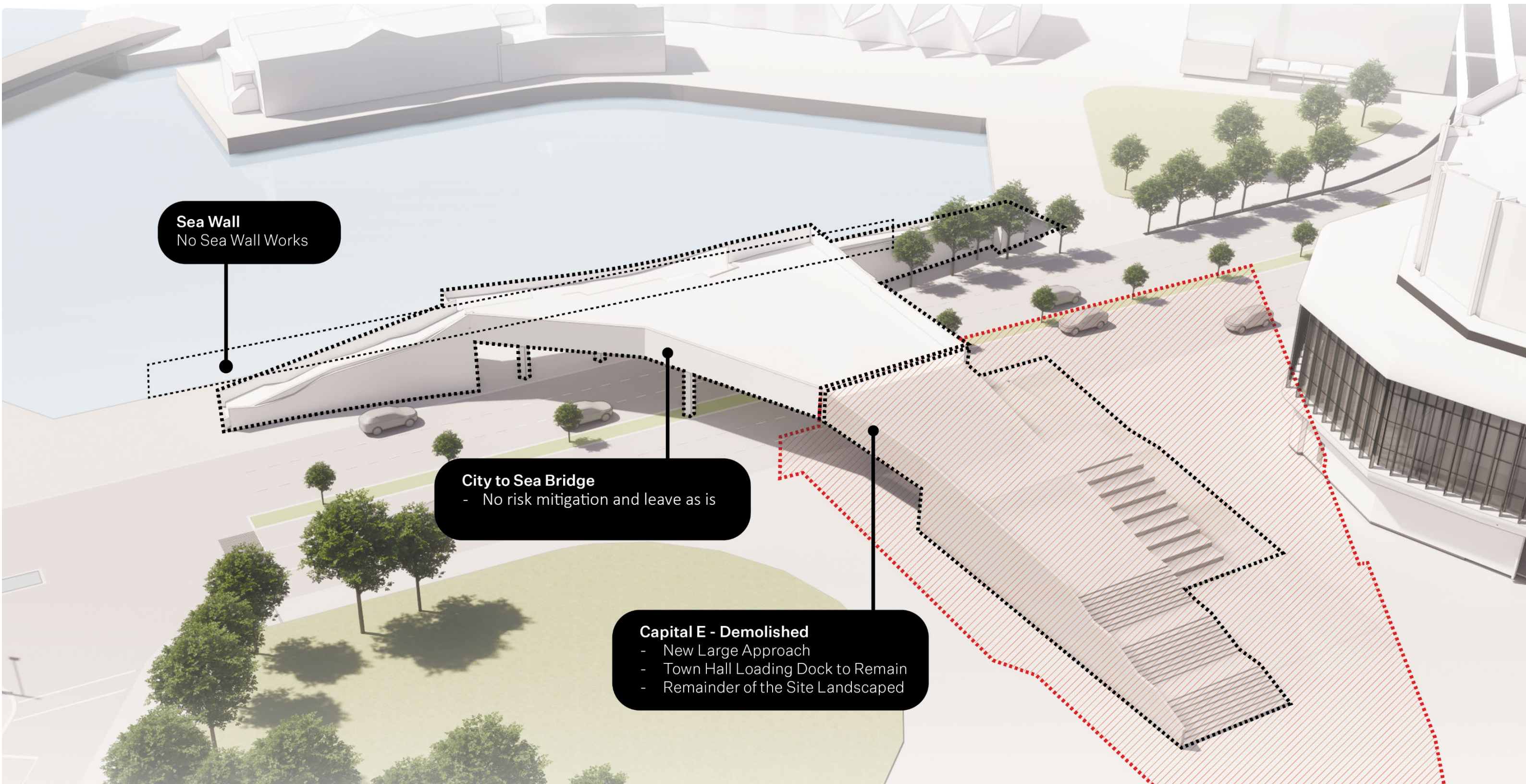
City to Sea Bridge
Limited Strengthening of Bridge Span

Capital E
Limited Strengthening to Capital E
Roof only - No Works Inside

Option 3b: No action on the bridge, demolish Capital E and construct a large approach/ abutment

Cost: \$60m

Project timeframe: Q1 2025 – Q1 2027



Sea Wall
No Sea Wall Works

City to Sea Bridge
- No risk mitigation and leave as is

Capital E - Demolished
- New Large Approach
- Town Hall Loading Dock to Remain
- Remainder of the Site Landscaped

Option 2: Demolish Bridge and Capital E, and construct a new bridge and pedestrian crossing

Cost: \$50m

Project timeframe: Q1 2025 – Q4 2026 [stage 1] – Q3 2027 – Q3 2029



Option 1: Demolish Bridge and Capital E, and construct a new pedestrian crossing

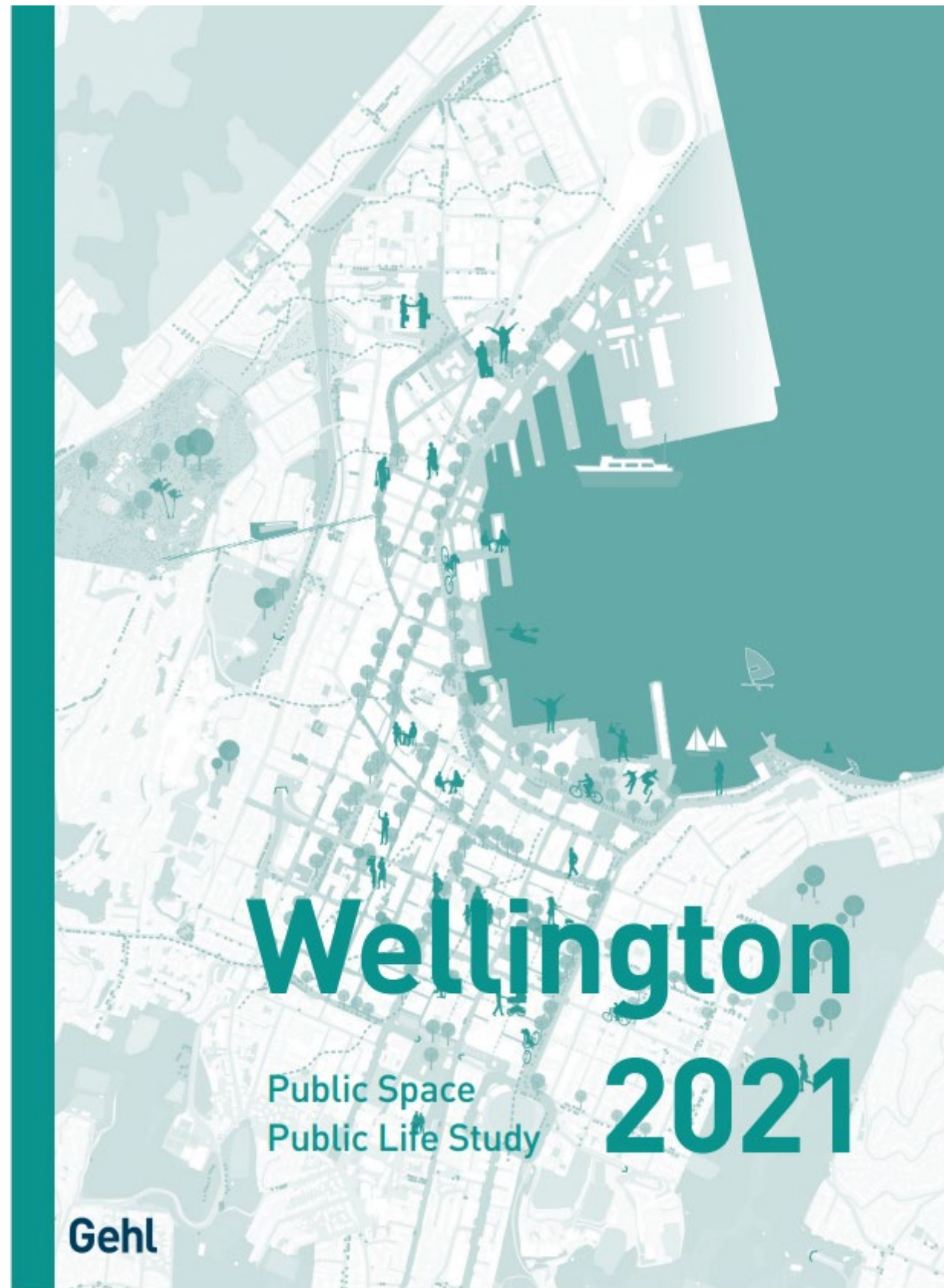
Cost: \$36.5

Project timeframe: Q1 2025 - Q4 2026





City to Waterfront – Wellington October 2004
Public Spaces and Public Life study



Wellington

Public Space
Public Life Study

2021

Gehl



Key links to waterfront

Bunny Street connects the Parliamentary Precinct with the Railway Station and the waterfront.



Whitmore Street enjoys an open view towards the waterfront.



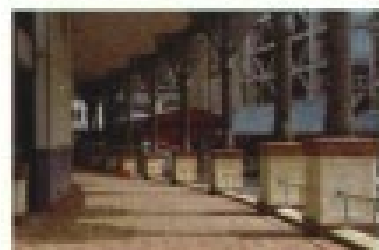
Johnston Street connects Midland Park / Lambton Quay with the waterfront.



Grey Street is the most lively connecting street with several outdoor cafes.



Willeston Street has an open view towards the waterfront and a short distance to Lambton Quay.



Harris Street is at present under-utilized but has potential in terms of Civic Square and the activities here.



City-to-Sea-Bridge is a direct link to the water from Civic Square.

Bunny Street

Withmore Street

Ballance Street

Waring Taylor Street

Johnston Street

Brandon Street

Panama Street

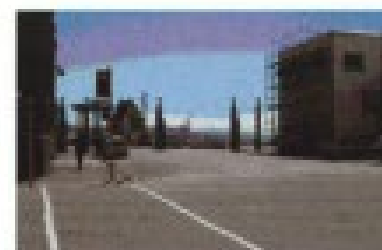
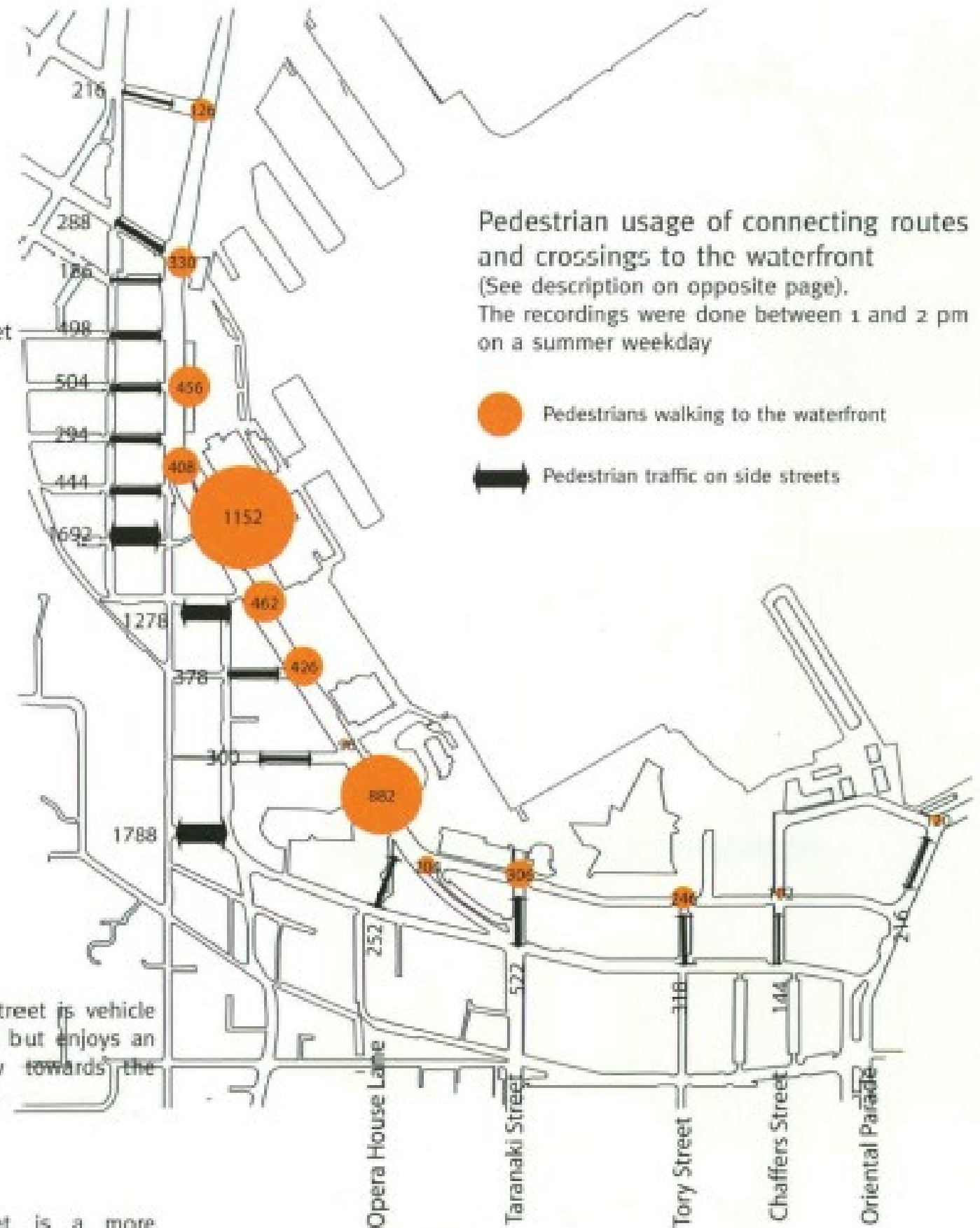
Grey Street

Hunter Street

Willeston Street

Harris Street

Mercer Street



Taranaki Street is vehicle dominated but enjoys an open view towards the waterfront.



Tory Street is a more intimate street leading directly to Te Papa.

Waterfront

The waterfront offers vast opportunities and a range of spaces for recreational activities of all types. Present problems include poor accessibility, a poor relationship to the surrounding city, lack of activities along Jervois Quay at city and waterfront sides and lack of spatial definition.



Civic Square

Civic Square has been created as the city's living room where a wide range of activities can take place. The potential of the square is the location in the heart of the city and the proximity to the water. Civic Square is an introverted space with rather weak links to the city and a lack of visual connection to the water.



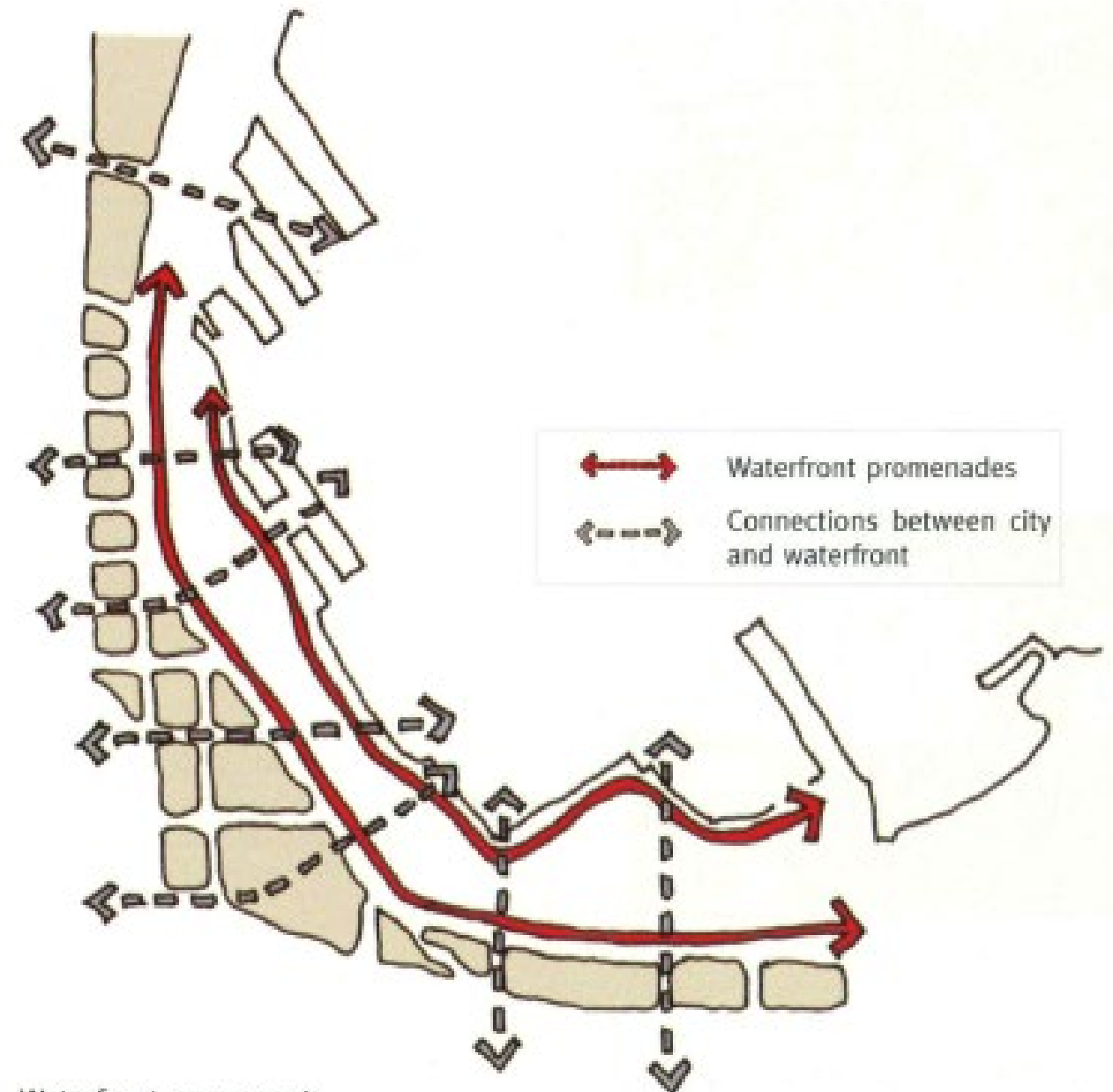
Midland Park

This is the most successfully placed public space in Wellington due to its close relationship with Lambton Quay which allows people to drift between the park and street. Midland Park offers a strong recreational opportunity along a highly used walking route.



Justice Park

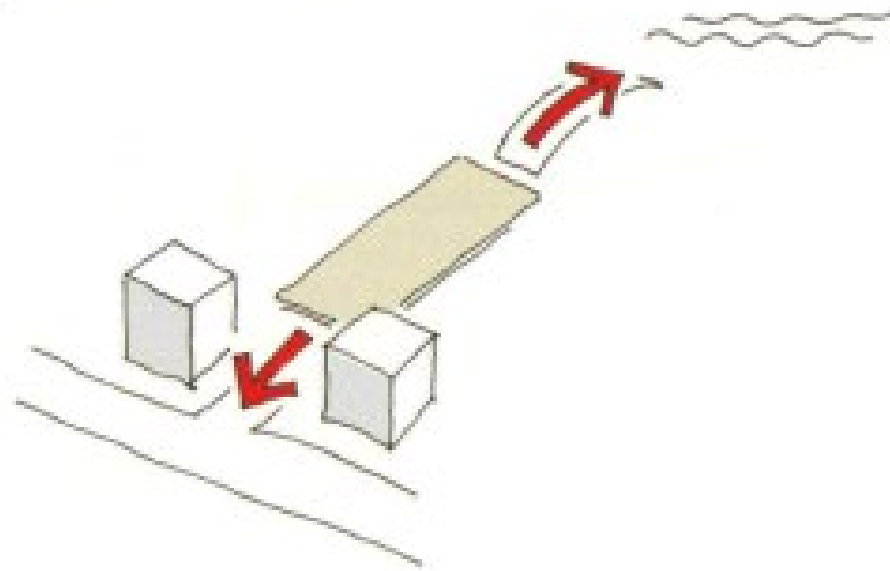
This is an under-utilized city park at the northern end of Lambton Quay. The nature of the park is an introverted space with a poor relationship to the street. The possible reuse of this site for the new Supreme Court Building can only improve the space and bring more people to the area.



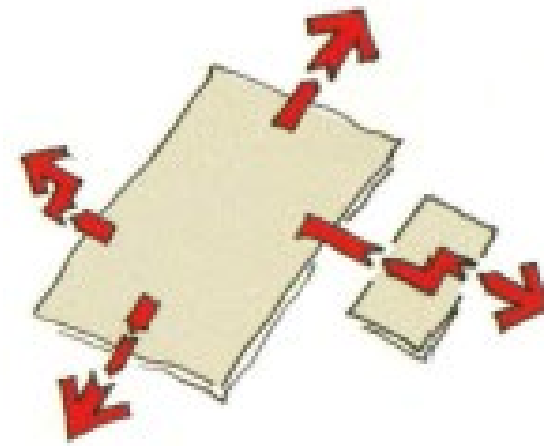
Waterfront movement

Two parallel walking routes are running along the waterfront. While one is a board walk / a waterfront promenade, the other is a city boulevard with the intensity and functions a city has to offer. An upgrade of Jervois Quay is therefore essential in order to make the waterfront work. The waterfront promenade changes character along the route taking colour from the various kinds of activities and functions located by the water. Perpendicular to the water are the connection routes /the side streets running between city and water.

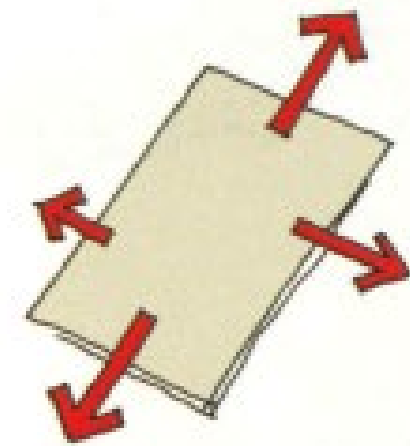
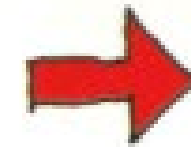
Civic Square



Potential : Square in the heart of the city. Close distances to the water and the Golden Mile.



Problem : Multiple changes of levels, lacking contact with surrounding buildings, poor connections to the city.



Suggestion : Create strong connections to and from Civic Square. Unify the square by removing changes of level. Create lively and open facades towards the square where possible.





Options comparison

No.	Description	Cost	Additional cost above \$65m LTP	Urban Outcome	Comments
Option 1 (preferred option)	- Demolition of the Bridge, former Capital E and construction of a Pedestrian Crossing	\$36.5m	None	<ul style="list-style-type: none"> - Provide a direct access to the water - Create visual connection between the Lagoon and the city - Improve the connections to Cuba Street - Provide additional green space - Aligns with mana whenua aspirations and values - Can recreate some of the qualities of the existing bridge - Loss of heritage and architectural qualities of the bridge 	
Option 2	- Demolition of the Bridge, former Capital E, construction of a Pedestrian Crossing [stage 1] and New Bridge [stage 2]	\$50m	\$14m for years 4-10	<ul style="list-style-type: none"> - Provide a direct access to the water - Create visual connection between the Lagoon and the city - Improve the connections to Cuba Street - Provide additional green space - Aligns with mana whenua aspirations and values - Recreate more of the qualities of the existing bridge - Loss of heritage and architectural qualities of the bridge 	

No.	Description	Cost	Impact on LTP (24-34)	Urban Outcome	
Option 3	<ul style="list-style-type: none"> - Strengthening the Bridge to 100% NBS - Demolish former Capital E and build a large abutment and similar steps 	\$85m	\$48m	<ul style="list-style-type: none"> - Retains some of heritage and architecture of the bridge - A visual barrier between the city and the water - Isolate the square and reduce its accessibility - Does not align with mana whenua aspirations (nature first approach) 	
Option 3a	<ul style="list-style-type: none"> - Strengthening the Bridge to 34% NBS - Strengthening former Capital to 34% NBS - Placing rocks against the Lagoon seawall 	\$53.3m	\$17m	<ul style="list-style-type: none"> - Retains all the heritage and architecture of the bridge - A visual barrier between the city and the water - Isolate the square and reduce its accessibility - Does not align with mana whenua aspirations (nature first approach) 	
Option 3b	<ul style="list-style-type: none"> - Leave the bridge as is - Demolish former Capital E and build a large abutment and similar steps 	\$60m	\$23m	<ul style="list-style-type: none"> - Retains some of heritage and architecture of the bridge - A visual barrier between the city and the water - Isolate the square and reduce its accessibility - Does not align with mana whenua aspirations (nature first approach) 	<ul style="list-style-type: none"> - Only address the immediate legal requirements under the Building Act, - Does not address our legal obligations under LGA and Emergency Management Act and does not address or mitigate the risks of Bridge failure
Option 4	<ul style="list-style-type: none"> - Do nothing on the Bridge and seawall for now - Strengthening the Loading dock of Town Hall - Defer decision on Capital E 	TBC	TBC	<ul style="list-style-type: none"> - Retains some of heritage and architecture of the bridge - A visual barrier between the city and the water - Isolate the square and reduce its accessibility - Does not align with mana whenua aspirations (nature first approach) 	<ul style="list-style-type: none"> - The exact cost of this option depends on the exact configuration of the decision. - Can lead to cost escalation and delays for other projects - Requires re-closure of the square and stop operation of Town Hall and the Gallery

Assessments

- Previous Assessments – outdated as they were undertaken before 2016 Earthquakes and regulatory reviews
- Capital E Seismic Strategy – 2018 – Holmes
- City to Sea Bridge – Desktop Geotechnical Seismic Assessment– 2024 Tonkin and Taylor
- City to Sea Bridge – Detailed Seismic Assessment – 2024 – Hoffcon
- Te Ngākau – Capital E Building Partial Demolition and Detailed Seismic Assessment – 2024 – Aurecon
- City to Sea Bridge Seismic Assessment Peer Review Summary – 2024 – BECA
- Seismic Risk Evaluation - City to Sea Bridge – 2024 – Kestrel
- City to Sea Pedestrian Bridge Concept Strengthening – 2024 - Aurecon and Tonkin & Taylor
- City to Sea Bridge Strengthening Options – 2024 – BECA Cost Estimate on all the options – 2024 – RLB
- Additional Peer-review and alternative feasibility assessment – 2024 (*WIP*) - Dunning Thornton, Aurecon, Beca and RCP (as facilitator)
- Cost Estimates on all the Options – 2024 - RLB
- Peer-review of cost-estimate – 2024 – Rawlinson