

Kōrero mai

Have your say



1

Water Reform



2

2024-34
Long-term Plan
Amendment

3

2025/26
Annual Plan

LTP Amendment: Karori Event Centre

The Karori Event Centre is one of many capital projects Wellington City Council is reviewing as part of the Long-term Plan amendment process.

Background

The Karori Event Centre was funded by the Karori community, along with support from the community, local and national organisations, including Wellington City Council. It was built to replace three existing halls on the site, including the former St John's Church.

In 2013, the Council decided a new hall was needed, which would be funded partly by the sale of the St John's Church site and community fundraising. The building was constructed by the Karori Community Hall Trust (the Trust), but as at 2018 it remained unfinished due to limited funds – see below section on Work Required for more details. The building is expected to have an auditorium with seating for about 200 people, a small meeting room with capacity for 15-20 people and a large foyer.

In December 2022, the Trust gifted the building to the Council with the intention that the Council would fund the completion of the project. At that time, the Council allocated \$1.9 million for the work.

Although the building looks mostly finished, there is still a lot of work needed to meet building compliance requirements - see below section on Work Required for more details.

Funding Overview

The Trust raised about \$2.2 million from various sources, including grants and community fundraising. Nearly \$1 million came from the Karori community through donations, events, and other efforts. The Council supported the project with \$920,000 in grants, which included a \$310,000 grant and a \$610,000 advance from the sale of the St John's site based on the land value at the time. The Council also provided the land where the building stands.

Money donated by the Community to the Trust was spent by the Trust on the construction of the building.

Council's commitment

When the Trust transferred the building to the Council in 2022, it was with the understanding that the Council would allocate \$1.9 million and use reasonable endeavours to finish the building. However, the Council was aware that this amount might not be enough

to cover all the necessary work. The agreement between the Trust and the Council was clear that Council would not spend more than \$1.9m and this was accepted by the Trust.

The Deed of Gift outlining these details is available on the Council's website: wcc.nz/kec

Work Required

The Trust began construction on the building in 2016, although full funding wasn't yet secured. Some grants had expiration dates, so work began before all funds were raised. The basic structure of the building was finished in 2018, but the Trust was unable to raise the funds required to complete the building which has remained in its current state since then.

After the Council took over ownership in 2022, some urgent maintenance was done, like fixing water damage to the louvres and clearing the gutters.

Although the building looks mostly finished, there is still a lot of work needed to meet building compliance requirements. This includes:

- Repairing damage caused by water that was discovered during more detailed inspections.
- Ensuring the building meets fire safety standards, especially given its location near a fuel station.
- Protecting the building from potential flooding.
- Completing unfinished parts like bathrooms, kitchens, the auditorium, and ventilation systems.

The cost to complete these necessary repairs and ensure the building meets building code requirements is estimated at \$3.3 million, which is more than the current budget.

There is still more to be done before the building is ready for use. This includes adding furniture, seating, and kitchen equipment. The Trust has committed to raising funds for these items.

A copy of the cost estimate, fire report, weather tightness assessment and flood mitigation options is available on the Council's website: wcc.nz/kec

Options

Options for the next steps for the Karori Event Centre include:

Option 1: Sell the site as-is (preferred)

We would run a process to identify a preferred purchaser for the site. We would ensure the Karori Community Hall Trust is provided an opportunity to put forward a tender. The purchaser would be responsible for either completing the work required to use the building or demolishing the building and replacing it with something else.

Option 2: Demolition and remediation of the site

Demolishing the current structure, removing all materials (recycling where possible) and returning the site to a bare state. This could provide an opportunity for community use of the site in the short-term, similar to the night and farmers markets held on the St John site throughout 2024. The cost of this option is approximately \$300k.

Option 3: Demolition and remediation of the site, followed by sale

Council would demolish and remediate the site, returning it to a bare state before the site is sold. The cost to demolish and remediate the site is approximately \$300k but avoids the risk of the building remaining in its current state for longer than necessary. It also provides an opportunity for community use of the space while a preferred developer is identified and the design and consent work is undertaken.

Option 4: Increase of capex budget to achieve building compliance

Allows for the work required to achieve building compliance to be undertaken. This would not include the cost of completing the fit out of the building to allow it to be opened and used by the community (for example, walls would not be painted and there would be no furniture or kitchen equipment, heating or cooling). An increase in the capex budget of \$1.3m would be required for this option.

Having your say

You can find out more about the LTP amendment consultation process on our Let's Talk website: wcc.nz/plans

Timeline for the amended LTP process

26 November 2024 - LTP Committee decides on options for consultation

17 December 2024 - Committee approves draft budget

13 March 2025 - Consultation document finalised

20 March 2025 - Public consultation opens

21 April 2025 - Public consultation closes

25 June 2025 - LTP amendment adopted by Committee

26 June 2025 - LTP amendment adopted by Council