



The Plan

The Town Hall will be strengthened to 100% of code. New screw piles will replace the existing unreinforced pile foundations and the building will sit on base isolators.

The strengthening of the building above ground floor includes:

- Concrete overlay walls to stiffen perimeter unreinforced masonry walls
- Fixing of unreinforced masonry walls to reinforced concrete floors
- Strengthening of parapet walls to prevent toppling
- Concrete columns to strengthen the north auditorium wall
- Concrete floors to act as diaphragms in the roof of the West Hall
- The complete demolition and reconstruction of the West Hall.

Cost

A comprehensive review of concept plans has resulted in a projected new cost to Council of \$84.9 million, with another \$5 million already budgeted for. The impact of this project has been factored into this year's Annual Plan and this year's portion can be met within the 3.3% average proposed rate increase. The cost will be spread across the lifetime of the asset in order to minimize the impact on rates.

When

Preliminary ground testing work began in February.

It is proposed construction will start in August 2018 and finish in June 2021.

Currently, the concept design needs to be further refined through each of the preliminary, developed and detailed design stages giving greater clarity to the proposed work and greater certainty of costs.

This enables a more robust procurement process for a main contractor to be undertaken in late 2017.

Why

The Town Hall is an important Wellington community asset with outstanding historical, social, cultural and heritage significance; it has exceptional acoustics and is comparable to other important civic buildings constructed across Australasia in and around the 19th century.

The Town Hall is a Heritage New Zealand Category 1 Listed building.

The building was declared 'earthquake prone' in 2009. Council has until December 2019 to either strengthen the building or to demolish it all or in part so that any remaining structure is no longer earthquake prone.

The plan is to strengthen the building to a high standard utilising current best commercial engineering practice.

Full repair and restoration of the 1906 Norman & Beard Organ will be undertaken.

Next steps

The public will be consulted upon the cost of the seismic strengthening and the potential for the building to form the basis of a Civic Music Hub.

Wellington City Council is working with Victoria University and the New Zealand Symphony Orchestra with the objective of creating a Music Hub in the Town Hall and potentially adjacent buildings. The added component of a music hub will provide for better utilisation of the building while bringing a new community of people into Civic Square.

Agreement with our partners is expected to be reached by June.

Engagement will take place within the Annual Plan consultation process running through April and May.

Following community feedback, Council will be asked to make final confirmation of the plan in late June.