

The Proposed Works

Need

- 2.1 The Wellington Chancery was built 26 years ago. Other than minor façade works, which were completed in 2000, no major architectural or services' works have been undertaken since the building was constructed.¹
- 2.2 The Chancery remains structurally sound but the building's amenities and services are no longer adequate for servicing a modern representational facility. Specifically:
- the current layout has developed in an ad-hoc fashion over the years and no longer provides optimum functionality or security;
 - complete refurbishment is needed to ensure full compliance with occupational health and safety requirements and building codes and standards; and
 - consolidation of functional units within the building into more appropriate sized accommodation will ensure more efficient use of floor space and shorter communication distances.²

1 Appendix C, Submission No. 1, paragraph 2.2

2 *ibid*, paragraphs 3.1 – 3.4

Scope

- 2.3 The mid-life upgrade of the existing Chancery will consist of refurbishments to the building interior and its engineering services and systems.³
- 2.4 Work elements required to fulfil DFAT's objectives will comprise:
- modernisation of mechanical, hydraulic, electrical, fire and stand-by power services, including the removal of hazardous materials;
 - improvement of security provisions to meet the needs of Australia's overseas agencies;
 - consolidation of functions and occupation into the basement, ground, second and third floors, and refurbishment of the first floor as an office shell suitable for future tenancy or moth-balling to minimise costs;
 - refurbishment of the staff recreation area and rearrangement of storage space in the basement;
 - reconfiguration of the ground floor consular wing to cater for people with disabilities;
 - basic upgrades to the library;
 - transformation of the theatrette to a multi-purpose conference, training and exhibition space;
 - renovations to the ground floor representational kitchen to provide facilities suitable for use by external caterers; and
 - resurfacing of the sloping driveway/pedestrian access.⁴
- 2.5 The fit-out works will include:
- construction of an enclosed glazed wind-break on the ground floor terrace permitting its use as a representational space in all weathers;
 - acoustic glazing of two open voids between the ground floor and the first floor;
 - installation of a new ceiling, carpet and toilet facilities on the first floor;
 - a new restricted area and secure communications facilities on the second floor;
 - replacement of existing cooling towers with an air-cooled unit (to eliminate the risk of Legionella) on the third floor; and
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3 Appendix C, Submission No. 1, paragraph 6.1

4 *ibid*, paragraphs 12.1 – 12.9 and paragraph 17.33

- new safety harness points and resurfacing of the existing roof and box gutter system in the upper plant room.⁵
- 2.6 The proposed works will be undertaken in stages to permit the continued occupation and operation of the Chancery throughout the construction period.⁶

Purpose and Suitability

- 2.7 The mid-life upgrade to the existing Chancery will provide High Commission tenants, DFAT and Defence, with a safe, pleasant and practical workplace environment commensurate with the requirements of a modern representational facility.⁷ The proposed works are intended to address the deficiencies of the current premises in relation to functionality, amenity and security. The upgrade is expected to deliver high quality Chancery accommodation for a further 25 years.⁸

Cost

- 2.8 The total estimated cost of the proposed development is \$9.309 million; comprising \$6.5 million for the base-building at September 2002 prices and \$2.809 million for the fit-out component. This figure includes:
- construction costs;
 - consultants' fees;
 - project management;
 - supervision;
 - site office expenses; and
 - New Zealand Goods and Services Tax (GST).⁹
- 2.9 The cost estimate does not include:
- furniture, white goods or artworks;
 - interest charges; or

5 Appendix C, Submission No. 1, paragraphs 12.10 – 12.15

6 *ibid*, paragraph 12.16

7 *ibid*, paragraph 17.3

8 *ibid*, paragraph 17.1

9 *ibid*, paragraphs 29.1 – 29.3

- duty taxes.¹⁰

Present and Prospective Public Value

- 2.10 DFAT expects that the proposed works project will benefit the local New Zealand community through employment of local people on site and through the supply of goods and services off-site. It is expected that up to 30 local workers will be employed during the peak construction phase.¹¹
- 2.11 DFAT also states that where specialised material or equipment is required and not readily available in New Zealand, Australian or internationally acceptable manufactured products will be imported for use in the project.¹²
- 2.12 The Wellington Chancery has served as Australia's ongoing permanent mission to New Zealand for over 60 years. The Australian High Commission in Wellington continues to play a vital role in maintaining the trans-Tasman relationship.¹³

10 Appendix C, Submission No. 1, paragraphs 29.2 - 29.3

11 *ibid*, paragraph 28.3

12 *ibid*, paragraph 28.5

13 *ibid*, paragraph 1.3 and 2.1