



Hokitika Government Building (HGB) Seddon House



HERITAGE NEW ZEALAND
POUHERE TAONGA

Background

Vision and Objectives

To sensitively upgrade and seismically strengthen HGB as an exemplar of heritage conservation and adaptive reuse as tenantable office space.

- Seismically strengthen the building to an appropriate level
- Retain the building's heritage values while providing a suitable base build for tenant occupancy
- Communicate and promote the significant social and cultural history connected to site and buildings
- Develop strong and enduring local partnerships to achieve positive heritage, engagement, sustainability and employment outcomes
- Provide iwi and public opportunities to access and appreciate the heritage values of HGB and its environs

Project Plan Timing

October 2022 – end 2025

Completed Project Tasks

Funding \$22m – Crown Infrastructure Partners (CIP)

Acquisition

Project Governance and Team Established

Condition Assessment

Detailed Seismic Assessment

Structural Condition Assessment

Hazard Assessment

Geotechnical Assessment

Temporary Works Plan

Preliminary Design and QS

Current Project Tasks

Temporary Works Completion (February 2023)

Cultural Narrative (March 2023)

Conservation Report (March 2023)

Enabling Works and Mitigation (June 2023)

RFP Project Construction Works – Detailed Design and QS (June 2023) and Final Funding Confirmation

Current Concept Design Funding Position

Stage 1 Project Enablement	\$2.1m		
Enabling Works			
Stage 2 Lock Up	\$18.9m	\$21m	
Strengthen and Watertight			
Critical Services Infrastructure			
Stage 3 Services, Finishes, Landscaping	\$11.1m	\$32.1m	\$22m
To Code Compliance			
Services Reticulation			
Heritage Restoration			
Architectural Upgrades and Accessibility			
External Works			
Stage 4 Fitout	\$1.4m	\$33.5m	
Base Build Fitout			
Tenant Fitout			

HGB Health and Safety Briefing

Earthquake Prone status

Dynamic Risk Assessment approach

Minimise time in the building

Hazardous Material awareness

Personal, Protective Equipment – mask, safe footwear

Site Induction

Approved access to site

Do not handle any items or materials onsite

Stay as a single group

Follow any advice and instructions of the host