

Clyde Quay Wharf Update

Construction programme on time

The \$150-million Clyde Quay Wharf development is currently one of the largest commercial construction projects underway in New Zealand. When it is completed, it will be a new vibrant waterfront neighbourhood in Wellington with public spaces, art works and amenities, together with marina, lifestyle and cafe/restaurant businesses situated at wharf level.

On the upper levels are 77 premium apartments with uninterrupted city and harbour views.

Most of the piling and construction of the sub-wharf car park has been completed and this has been the main site activity for the past twelve months. A total of 200 new concrete piles underpin the wharf and building structure.

It's hard to appreciate the size and magnitude of each pile and the piles in total without actually seeing them on site. Many are 35 metres in depth – the height of a 10-storey building.

Even more exciting is the shape of the building itself which is now becoming evident. Work is progressing well on the northern-end of the wharf, and No. 1 Clyde Quay Wharf will soon be completed.

No.1 Clyde Quay Wharf is a unique group of large, luxury residences, connected to the greater wharf neighbourhood, but within a discrete and unique self-contained environment. At this northern-most position on Clyde Quay Wharf, you can already appreciate the almost island-like feel the apartments here will have.

The structural work for Nos. 2 to 4 Clyde Quay Wharf is almost complete as well. The building is growing southwards by approximately six metres each week!

The construction programme is on track and the staged completion is still targeted for April to June 2014. The final apartments will be marketed for sale later this year as the remaining residences are completed.





A vibrant mix of activities at wharf level

Iconic architecture and the wharfscape design will create a backdrop for a unique environment for Wellingtonians and visitors.

Clyde Quay Wharf is a landmark finger wharf building designed and built to the highest standards, incorporating a wide range of sustainable public and private uses, and located in a superb setting within walking distance of Wellington's cultural, commercial and entertainment precincts. Clyde Quay Wharf will host many different uses, each being complementary to each other, and will be a great destination for all Wellingtonians and visitors to the city.

The entire perimeter of the wharf will be accessible by pedestrians and cyclists.

Included in the offering are:

A boutique bakery/café will be located at the city-end of the wharf to greet visitors and provide a place to meet, eat or just get a coffee to drink as you stroll.

Gallery spaces and public artworks are included in the plans to create additional points of interest for people walking along the wharf promenade.

The activity of the existing **100-berth marina** will add to the activity within the location. A new marina office and services area with toilets and showers is positioned further along the building. Other marina activities are planned around this hub.

The wharf's **luxury apartments** will be accessed via eight lobbies, most of which are located on the eastern side of the wharf. The double-height No. 1 Clyde Quay Wharf lobby at the north-end of the wharf will be an architectural feature in its own right.

Two public cut-throughs of the wharf building create an interaction with the building for visitors, including many of the resident amenities such as a high-quality gym, a concierge office and a business meeting room. Additional lifestyle facilities such as a yoga studio and a day spa are also proposed.

For visitors who want to continue the tradition of sitting at the water's edge with a fishing line hoping to catch a spottie, a **fishing jetty** will be found at the end of the wharf. If you just want to watch kayaks, yachts, launches and container ships

coming and going, you'll enjoy the harbourside **public viewing deck**.

Wellington Waterfront Limited has finalised a **landscaping plan** for the perimeter of the wharf. The intent is to create a public space which celebrates the wharf and marina environment as well as complementing the wider waterfront environment.

Willis Bond & Co is currently inviting approaches from businesses who may wish to establish themselves in this spectacular finger wharf location.





Registration for remaining apartment sales

There are 77 luxury apartments located within this unique development, 10 of which are available for sale.

If you wish to pre-register your interest for any of the remaining apartments, please contact Willis Bond & Co via the website, email address and telephone details provided.

Future-proofing the body corporate costs

Clyde Quay Wharf has been designed to 100 percent of the Building Standards from a seismic perspective, and also to a very high standard of construction quality and durability. This significantly reduces the risk of any future ongoing expenses to a reasonable level.

Willis Bond & Co has prepared updated estimates of the body corporate levies for Clyde Quay Wharf, and these are reasonable when compared with other apartment buildings in Wellington, and also compare favourably with ownership costs of established private homes.

Examples of the estimated levies for Clyde Quay Wharf (excluding rates and GST) are:

- > \$6,826 per annum for a \$1,000,000 apartment.
- > \$10,239 per annum for a \$1,500,000 apartment.
- > \$13,652 per annum for a \$2,000,000 apartment.

These body corporate levies include insurance costs as well as many other items that any home owner incurs annually such as ongoing preventative maintenance, remedial works, window and building washes, rubbish removal, power and cleaning of common areas, security and fire monitoring.



For more information:

To find out more about the Clyde Quay Wharf apartments or retail opportunities: go to **www.clydequaywharf.co.nz**; email **enquiry@clydequaywharf.co.nz**; or phone **Penny Kerr on 04 805 0030**.

