

File: 16-10/F05

26.08.2022

Rosalind Luxford
Level 2, 5 Cable Street
PO Box 24137
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Dear Rosalind

RE: 110 Jervois Quay Resource Consent Design Updates

Below is a summary of the design updates made to the proposed scheme submitted for Resource Consent in February 2022. These changes are documented in the updated Architectural Drawings dated 12.08.2022.

Ground Floor (Drawing RC_1.01)

1. Primary building address/lobby – The main entry into the lobby has been relocated and now positioned directly off Wakefield Street.
2. Building Core – This has been revised from 4 lifts to 3 and repositioned to enable item 1. The 2 egress stair exit points have been relocated as a result.
3. Tenancy 1 and 2 – Minor adjustments have been made to the façade set out in response to item 1.
4. Tenancy 4 – This tenancy has been reduced in depth.
5. End of Trip facilities – The shower and lockers have been repositioned to the north side of the building core.
6. Bike parks – These have been repositioned and are now accessed directly off the Wakefield Street footpath.
7. Recycling room and Sprinkler valve room – Minor reconfiguration to accommodate new bike park location.
8. Jervois Quay Cross Site Link Entry point – The dual entry into the north east wind lobby has now been combined to a single entry.
9. Wakefield Street Colonnade edge – This has been revised to include an extended stair length to Wakefield St footpath. The overall length of 'inactive' façade has also been reduced.
10. Relocated Pohutukawa – The proposed location of 1no. tree has shifted to sit to the northeast of Tenancy 2. This was previously proposed to be relocated near tenancy on grid line H.

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West Wing

11. Scale – The height of the West Wing has been reduced from 3 floors to 2. The footprint has also been reduced. (RC_2.02)
12. Windows and Façade - General updates to window composition have been made as a result of the reduction in scale. (RC_2.02, RC_2.05)

East Wing

13. Façade development - Increased areas of solid/insulated spandrel panels have been added. (Drawings RC_2.02-RC_2.05)

Lantern

14. Floor to floor heights - Levels 2-8 have been revised with an overall increase demonstrated on the exterior elevations. (Drawings RC_2.02-RC_2.05)
15. Level 8 – A portion of occupied floor to the west of the plant room on Level 8 has been added. (Drawing RC_1.09)
16. Western Façade – The setout of the curved western facade has been revised resulting in an increased size of the Level 3-8 floor plates. (Drawings RC_1.03-RC_1.10)
17. Exterior plant is now located on plant room roof (L9). Previously this was located on the roof level at level 8 (RC_1.10)
18. Exterior louvres to west facing façade reduced in depth, overall composition and length of rooftop extension. (RC_2.05)
19. Façade Development – A vertical portion of solid façade has been located on the Wakefield Street elevation to capture the revised building core position. (RC_2.02)

Yours sincerely



André Bishop
Architect.