



BEYOND NEW: BREATHING NEW LIFE INTO EXISTING SPACES

Brett Russell
Michael Mason
Emma Foulkes

Russell Group
Warren and Mahoney
Naylor Love

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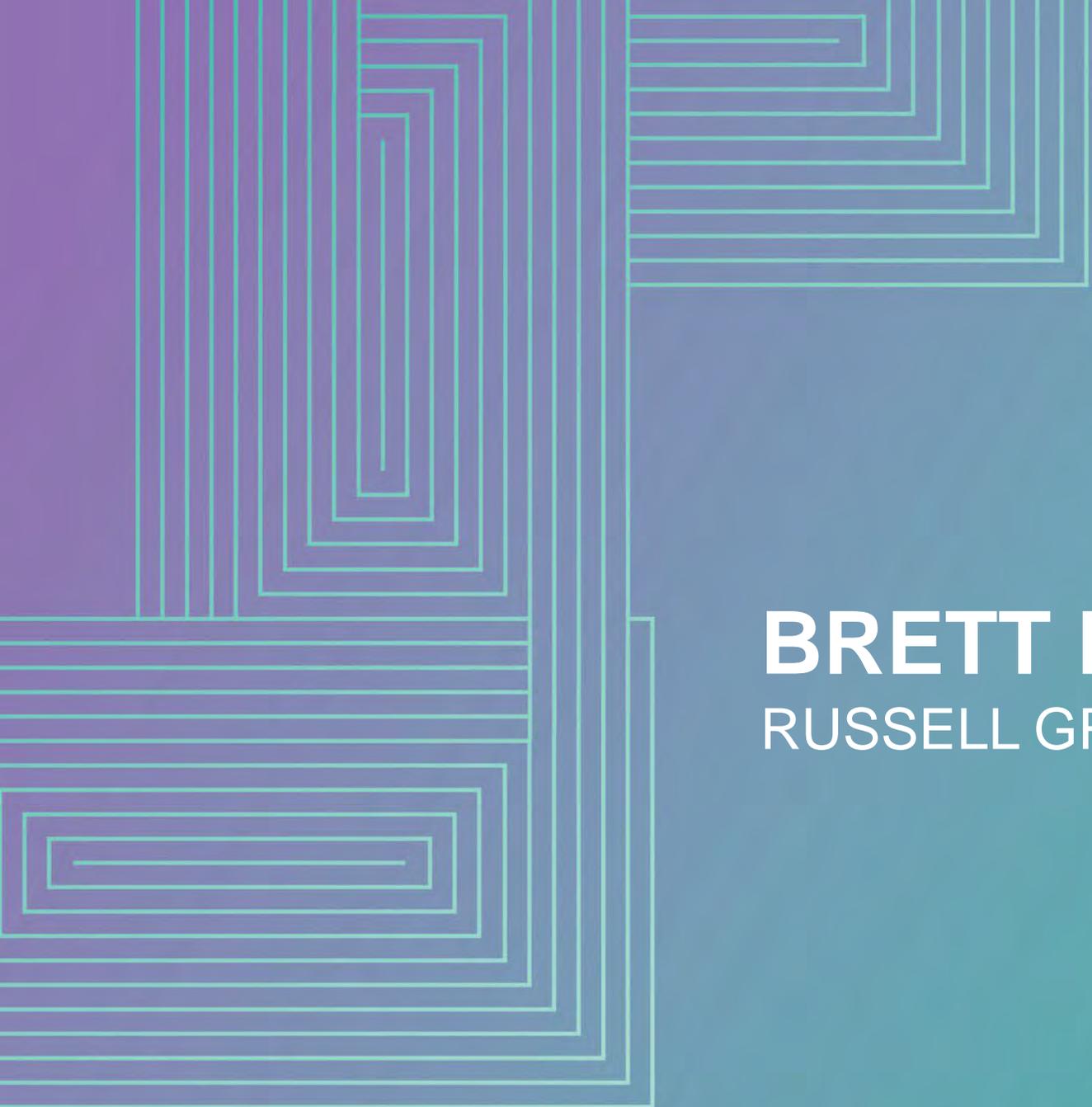


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BRETT RUSSELL
RUSSELL GROUP



REPURPOSED / REVITALISED & SEISMIC STRENGTHENING

BUILDINGS



Brett Russell

BEFORE



DURING



AFTER



BREAKFREE ON CASHEL : CHRISTCHURCH

**RUSSELL
PROPERTY
GROUP**

AFTER



BEFORE



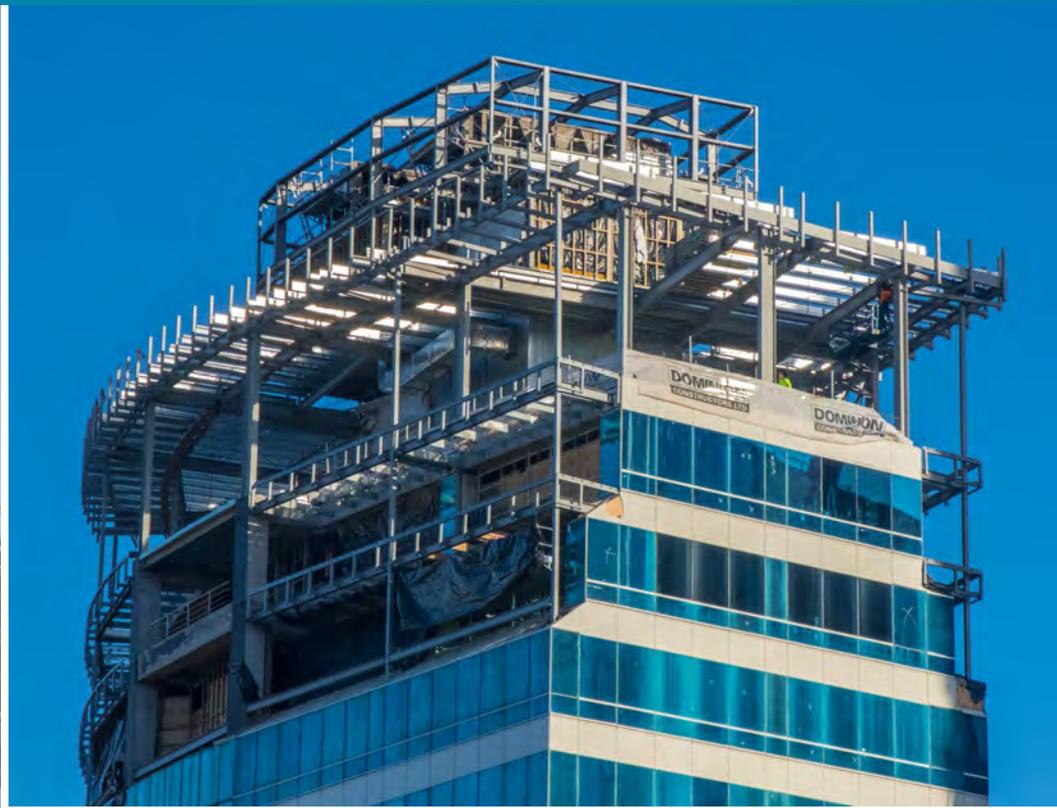
ADINA APARTMENT HOTEL : AUCKLAND

RUSSELL
PROPERTY
GROUP

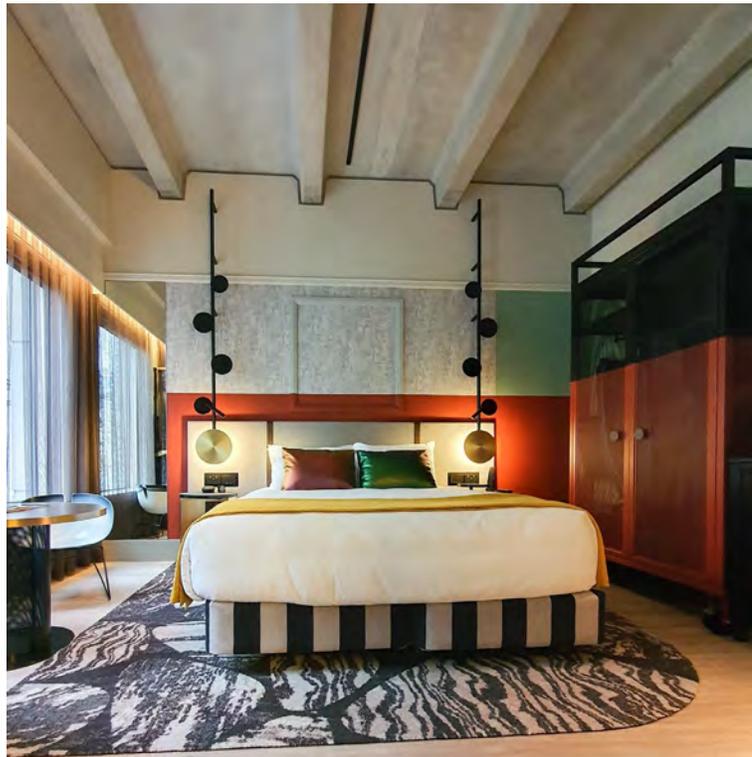
FOUR POINTS SHERATON : AUCKLAND



BEFORE



QT HOTEL : AUCKLAND



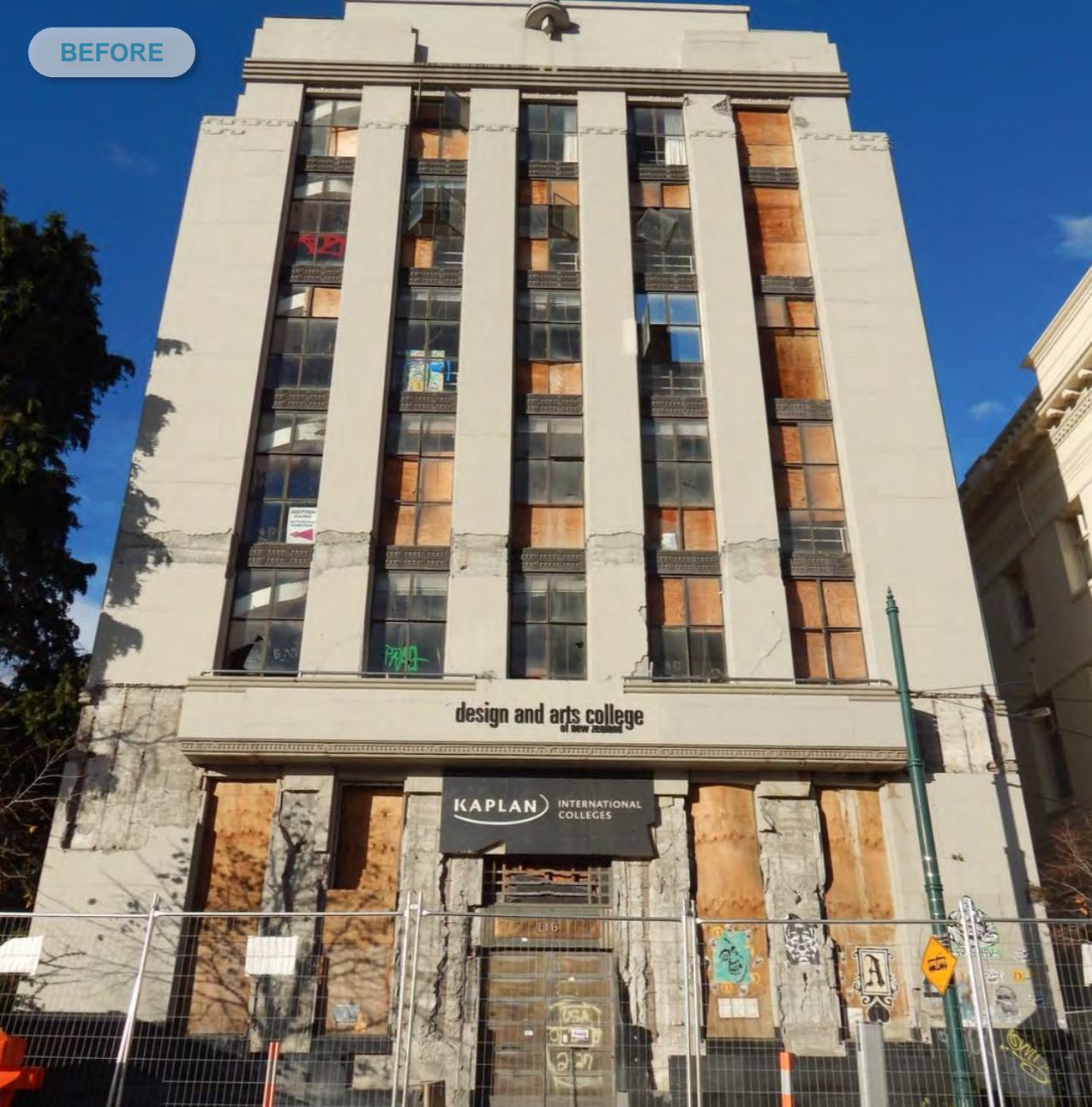


66 OXFORD TERRACE : CHRISTCHURCH

AFTER



BEFORE



116 WORCESTER STREET : CHRISTCHURCH

AFTER



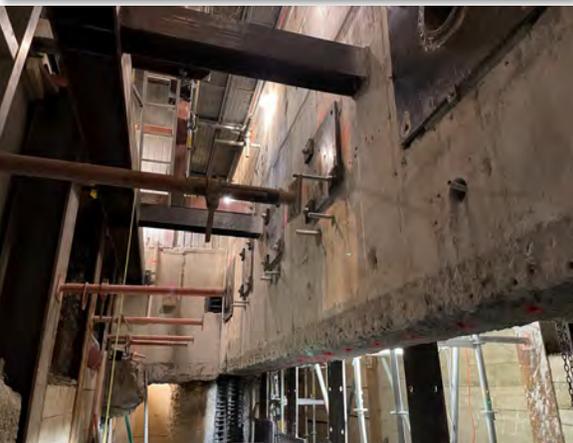
AFTER



SHERATON : CHRISTCHURCH



RUSSELL
PROPERTY
GROUP



RYDGES HOTEL : WELLINGTON



MICHAEL MASON
WARREN AND MAHONEY

The opportunity

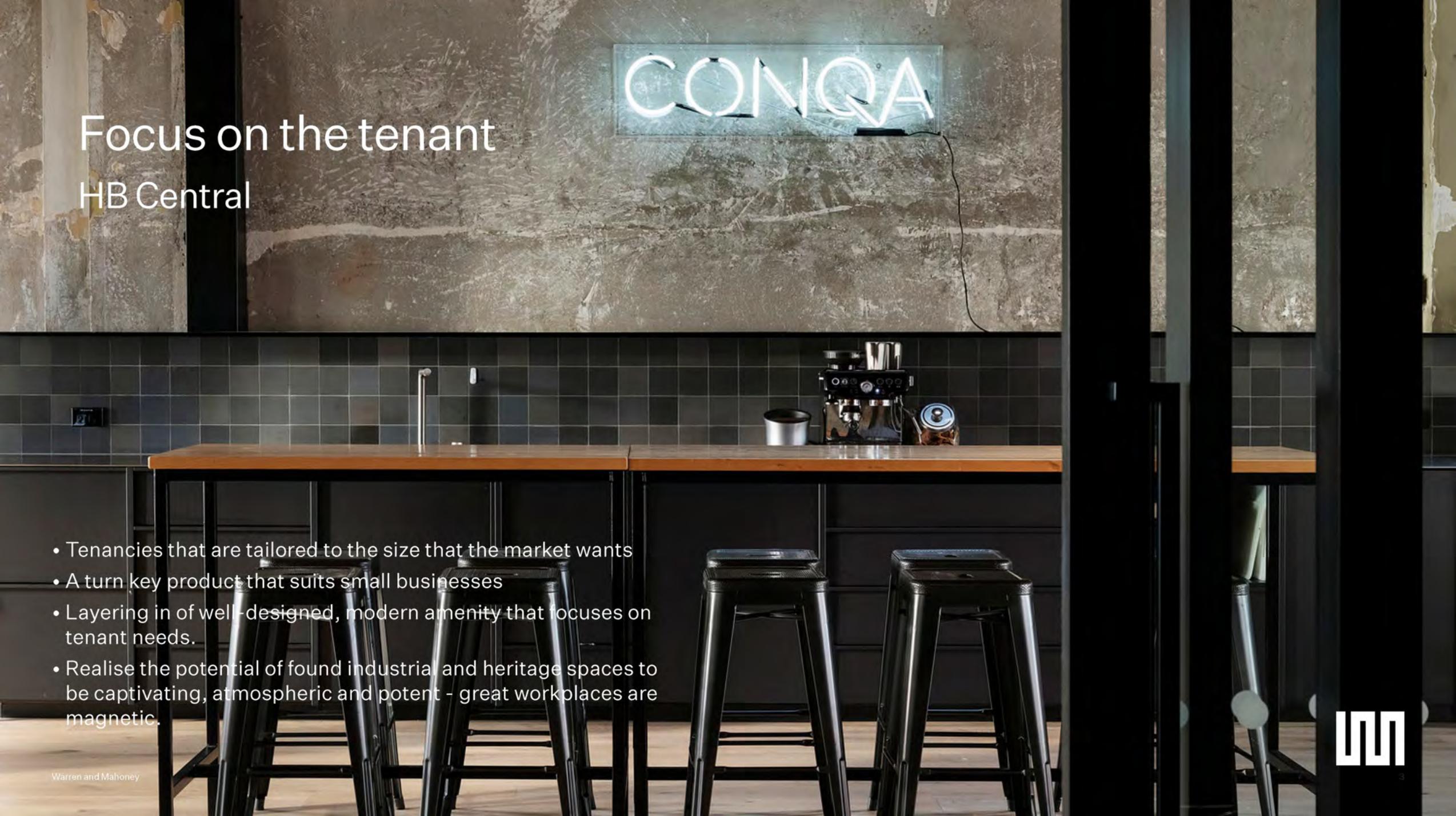
**PANAME
SOCIAL**
bistro • wine bar • cocktails

Unlock the long term relevance and resilience of
our building stock through adaptive reuse

Targeted, strategic intervention

HB Central

- Connectivity and legibility of access and circulation.
- An engaged community of tenancies.
- Access to an excellent amenity offer - end of trip and well-positioned F+B.
- A focus on sustainability.
- Seismic resilience.



CONQA

Focus on the tenant

HB Central

- Tenancies that are tailored to the size that the market wants
- A turn key product that suits small businesses
- Layering in of well-designed, modern amenity that focuses on tenant needs.
- Realise the potential of found industrial and heritage spaces to be captivating, atmospheric and potent - great workplaces are magnetic.

Low carbon ambition

One Queen Street

- Full refit to transition under-performing asset to premium office space.
- Significant embodied carbon saving through retention of structure.
- High performance facade and replacement of services leading to a 6 Green Star outcome.
- Modern, high quality end of trip to promote active transport.



Mixed use for commercial resilience

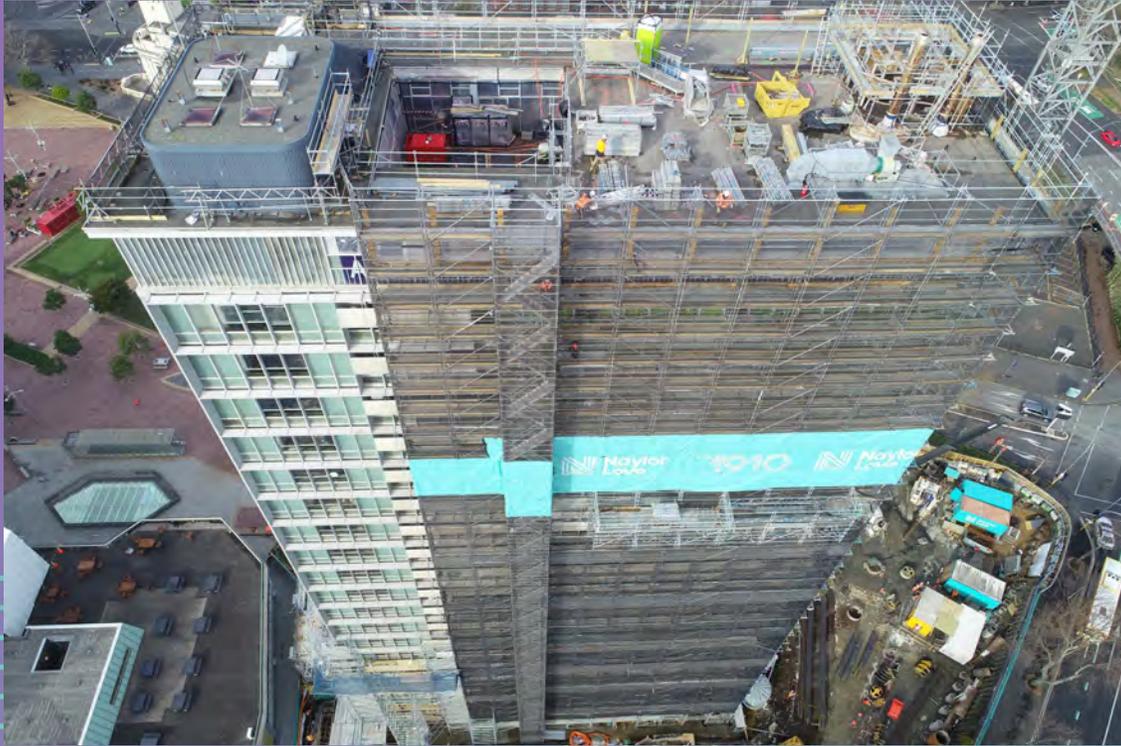
One Queen Street

- Diverse uses can add commercial resilience and driving wider economic benefit in adjacent assets.



EMMA FOULKES
NAYLOR LOVE

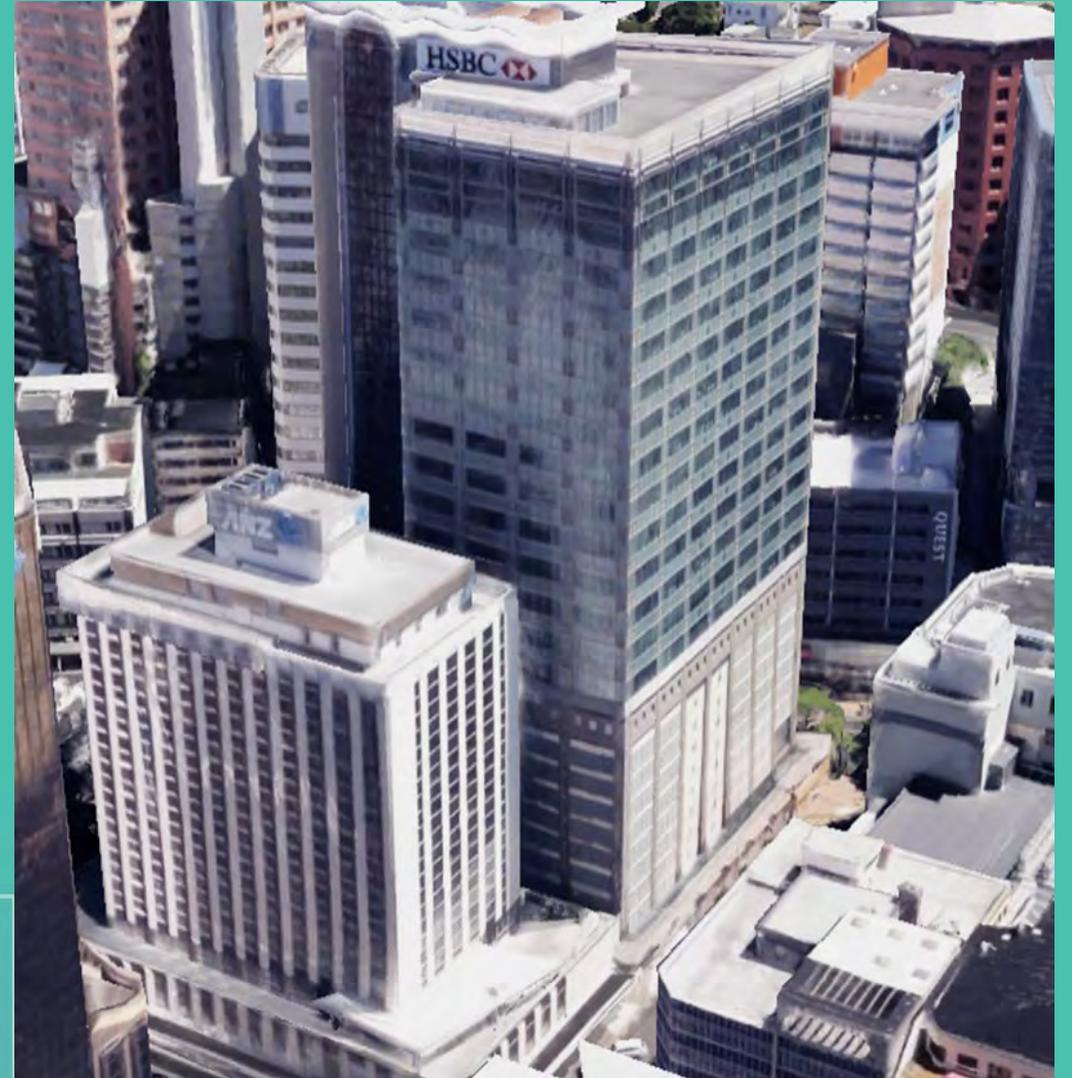
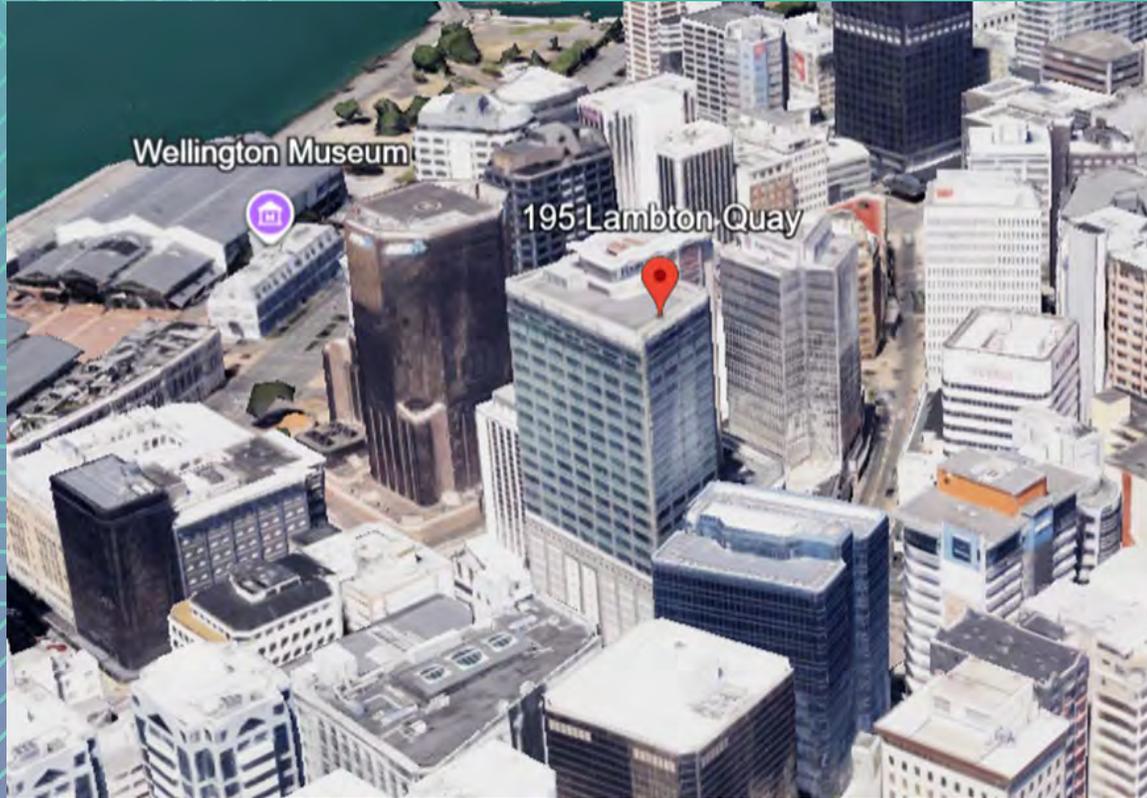
THE CAB: ADAPTIVE REUSE PROJECT TRANSFORMING AN 18-STOREY HERITAGE OFFICE BUILDING INTO LUXURY APARTMENTS





195 LAMBTON QUAY

SEISMIC UPGRADE AND RETROFIT





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