

22 August 2022.

Urban Perspectives Limited
Level 5, 82 Willis Street
PO Box 9042, Wellington
New Zealand.

Attention: Alistair Aburn, for the Michael Fowler Centre Development Limited Partnership.

Dear Alistair

110 Jervois Quay. Resource Consent Application. CPTED Statement. Addendum 22 August 2022.

Herewith an addendum to the CPTED Statement in support of the Resource Consent Application for 110 Jervois Quay Wellington, prepared previously (17 February 2022).

Changes to the proposed original design (February 2022) have led to the 'Architectural Design Statement' (16 August 2022) and 'Resource Consent Architectural Drawings' (12 August 2022) being amended for Resource Consent. This CPTED Statement addendum provides a check and commentary on the CPTED-related effects of these amendments which are principally around the changes to the Ground Floor Plan.

With reference to the original CPTED Statement I believe there are no material changes to previous CPTED-related comments and observations except for Section 3.3 headed "CPTED considerations at Ground Level".

Section 3.3 "CPTED considerations at Ground Level" is amended as follows with reference to FIG. 3 (Rev) below.

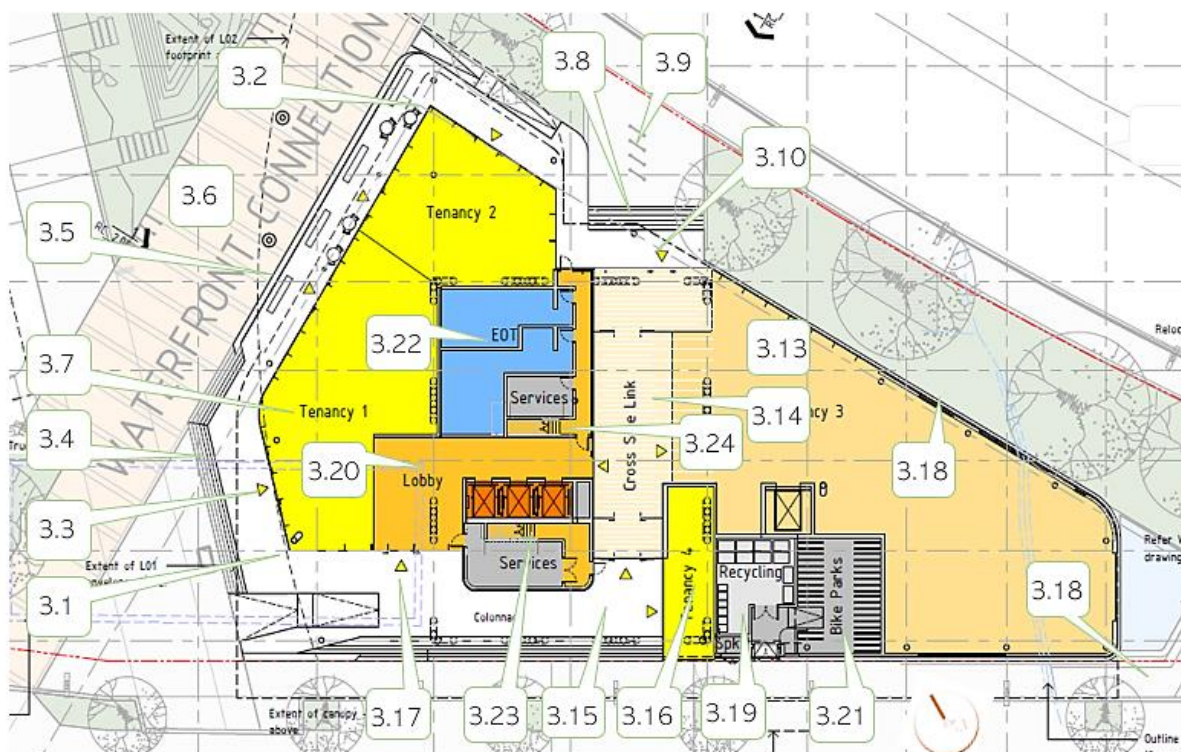


FIG. 3. Ground Floor (Rev).

Athfield Architects. RC_1.01.12 08 2022.

- ✓ Clear views remain through and around the west and north corners [3.1], [3.2] of the building as do slim columns [3.3] to eliminate concealed lurking.
- ✓ Unchanged western steps [3.4] and plinth edge [3.5] continue to be activated by the waterfront connection [3.6], Tenancy 1 [3.7], and a north facing aspect.
- ✓ Generous external steps [3.8] have been simplified and continue to maintain separation between people in transit and those who have paused.
- ✓ The public cycle rack [3.9] remains in clear view for natural supervision.
- ✓ Simple, legible, and wide entrance-ways [3.10], [3.15] with supervision from adjoining tenancies, continue to discourage soiling and unwanted occupancy/rough living often associated with unactivated, smaller entry/exit recesses.
- ✓ The northern and southern entrances [3.10], [3.15] in conjunction with the alignment of the simplified Cross Site Link [3.14] continue to provide strong, logical and legible connections to the proposed crossing zone over Jervois Quay to link with the Waterfront, and to Opera House Lane respectively.
- ✓ Changes to the ground floor simplify the lift lobby and assist with maintaining a controllable line between it, as semi-public/semi-private space, and the public space zone of the Cross Site Link.
- ✓ The lift lobby now has a main entrance [3.17] directly off the southern colonnade. This provides two entry points to the lobby.
- ✓ Access to both sets of core stairs [3.23], [3.24] remains securable, and the replanning has eliminated a CPTED concern raised previously for resolution in Detailed Design.
- ✓ There are no changes to the edge conditions around the perimeter of the east side of the building [3.18].
- ✓ There are no material changes to upper and typical floors.

Technical security suggestions involving access control and CCTV originally made for specific doors and entrances, remain unchanged in-principle and would naturally be adjusted during Detailed Design to reflect new doors, deleted doors, and changes in location under the revised ground floor plan.

No amendments are needed to Table 1 which was provided as a check against formal CPTED Principles and Guidelines (Ministry of Justice), and a summary of how the CPTED design features are embedded.

The conclusion made in the original CPTED Statement that prudent CPTED measures have been embedded and refined during the design process, to a level commensurate with a Resource Consent application, remains unchanged following the design amendments. Positive contributions to CPTED remain the same or better, and there does not appear to be any adverse CPTED conditions introduced by the changes.

Your sincerely

STOKS LIMITED

Frank Stoks

Frank Stoks [ANZIA Ret]