

Precinct Properties

# One Queen Street Redevelopment



## Project Summary

One Queen Street occupies one of the most prominent positions within Auckland's city centre, sitting at the waterfront end of Queen Street. The redevelopment of this 21 storey mixed-use building comprised internal upgrades to all levels and recladding of the entire building. The building links with Commercial Bay on the lower levels.

Levels 6 to 11 of the 5-star Green Star 87m tall building will encompass the flagship 139-room luxury InterContinental hotel, with the balance of the floors on Levels 3 to 5 and Levels 12 to 20 accommodating 14,000 square metres of premium grade office space. A rooftop bar will take pride of place on Level 21, affording guests breath-taking waterfront views.

The building has been designed with the provision to allow interconnected floors of the commercial levels for functionality and to include high occupancy floors for events.

Client

**Precinct Properties**

Architect

**Warren & Mahoney**

Date

**Completion 2023**

Project Value

**\$300m**

## Crossfire Value to Project

Crossfire developed an alternative solution based design to protect the life safety of occupants with measures that take into account the tall nature of the building. We worked with the design team to develop a cascading evacuation system to minimise interruptions from false alarms while facilitating an efficient evacuation of the building in a fire situation.

Crossfire carried out fire and evacuation modelling to assess various fire scenarios to assess conditions within the building. Our assessment included the robustness of the overall fire safety development to provide some flexibility in future fitouts within the building.

Crossfire produced a passive fire specification based on the BIM models provided by the design team. We identified and selected passive fire solutions for penetrations through fire separations suitable for consent and construction.

Our engineers will be carrying out construction monitoring to CM4 to provide continual QA of the construction works.