

An architectural rendering of a modern, multi-story building with a courtyard. The building features a mix of materials, including blue corrugated metal and large glass windows. The ground floor is a glass-fronted cafe or office space with people inside. The upper floors have large glass balconies and terraces, some with plants. A central courtyard has a paved walkway, a tree, and a planter bed with colorful flowers. People are walking and sitting in the courtyard. A large grey circle in the upper left contains the text "Hybrid Buildings Seminar".

# Hybrid Buildings Seminar

---

# Wynyard Quarter Innovation Project

- Construction Started 2014
- Greenstar
- NABERSNZ
- Carbon Accounting



# Stage 3

Day # 1



Day # 3,288



# Flowers / Pipiri Lane

- Build cost/Escalation
- Learning (so far)
- Skills
- Protection



# Learning – San Francisco

Microsoft



Google



# Portland – Mass Timber Conference



---

# Outcomes

## Design

- Composite build
  - Concrete/steel core
- CLT floor
- Concrete topper
- Raised floors



# My concerns - NZ

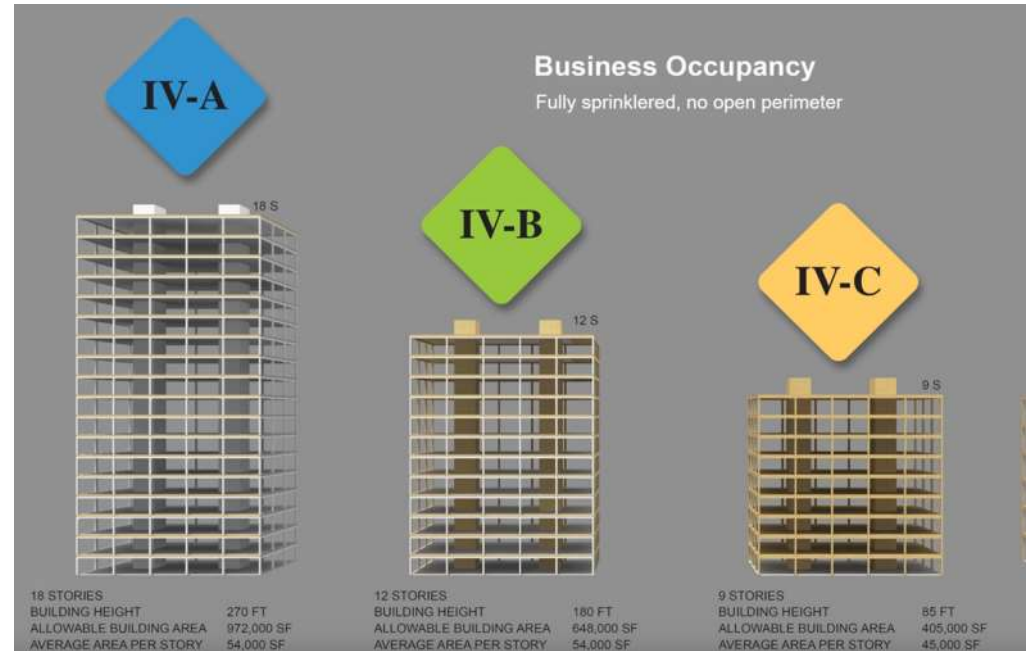
- Weather
  - Humidity Control
  - Rain protection
  - Remedial works (\$\$\$'s)
- Pricing
  - Escalation (Glulam)
  - Competition/supply
- Speed
  - Can we build as quickly as we think?
- Authorities/Consenting
  - Consistent approach
  - Consistent guidance
- Can we copy California?





# California

- Tall Wood – Type IV
- IV-A – 18 stories:
  - All timber protected
- IV-B – 12 stories:
  - 20% ceiling exposed
  - 40% walls exposed
- IV-C – 9 stories:
  - 100% exposed
- Specific rating per type



---

# Summary

- Is the building designed in timber or are you squeezing timber into the design?
- What type of timber? Glulam/CLT/LCL – What cost implications
- Supply – lead times – up to 12 months
- Design – bracketry/fixings etc
- Timber is wonderful!
  - It is light
  - Looks great
  - Smells lovely
  - Super sustainable