

# T H E L I N E

ISSUE 9



**PAPA HOU**  
Mō tātou katoa - for all

Cook Brothers  
CONSTRUCTION



Kia ora,

As we reflect on 2024, it has truly been a remarkable year for our team, filled with achievements that set us apart in the construction industry. From the North Island to the South, we've successfully delivered a wide range of projects that have transformed communities and enhanced New Zealand's built environment.

This year, our award-winning teams have continued to push the boundaries of what's possible. Through innovation and collaboration, we've met challenges head-on, implementing cutting-edge solutions that not only meet client expectations, but exceed them. Whether it's pioneering sustainable practices or introducing new construction techniques, our commitment to excellence has never been stronger.

At the heart of our success is the dedication of our people—their teamwork, creativity, and passion have been the driving force behind every project we've completed. Our partnerships with clients, suppliers, and local communities have been key to creating lasting, impactful spaces across the country.

As we celebrate these achievements, we look ahead to our twentieth year in business with even greater opportunities on the horizon. Thank you for being part of our journey and for your ongoing support.

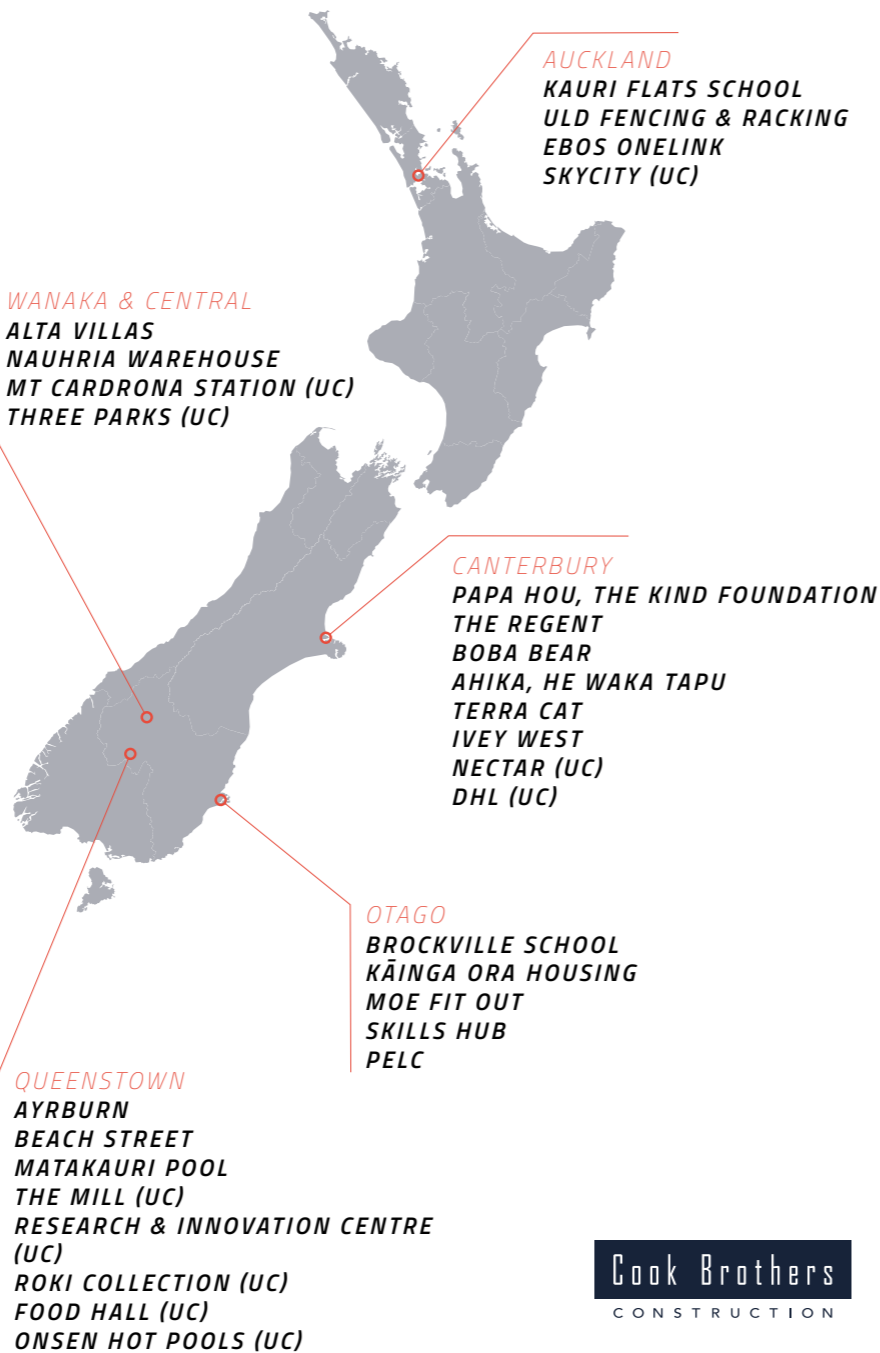
Here's to an even brighter and more successful 2025!

**Dave Bulling**  
Managing Director



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## 2024 - AN AWARD WINNING YEAR

### NZ COMMERCIAL PROJECT AWARDS

**Industrial Project, Gold and Value Award**  
Hihiani Radar Project, Christchurch Airport

**Health Project, Gold**  
Canterbury Cancer Centre

**Education Project Award, Silver**  
Burnham School

**Civic Project Award, Gold**  
Kaikōura Fire Station

### PROPERTY INDUSTRY AWARDS

**Excellence and Best in Category - Tourism & Leisure Award**  
Ayrburn, Queenstown

**Excellence - Heritage and Adaptive Reuses Property Award**  
Ayrburn, Queenstown

**Excellence - Heritage and Adaptive Reuses Property Award**  
Holy Trinity Church Hall, Auckland

**Merit - Civic, Health & Arts Property Award**  
The Salvation Army Queenstown Corps New Zealand

**Merit - Education Property Award**  
Northcote Intermediate School (New classroom block), Auckland

**Merit - Retail Property Award**  
Les Mills, Dunedin

### NZ BUILDING PEOPLE AWARDS

**MIC Health, Safety and Wellbeing Award | Wairuatanga**  
Winner: Michaela Murray  
Project: RESET

**BCTF Collaboration | Kotahitanga**  
Winner: The Kind Foundation  
Project: Papa Hou, Ōtautahi

**JAMES HARDIE Innovation Award | Auaha**  
Winner: Kristy Jones  
Project: Sustainable Carpenter Program

**CARTERS \$25-\$50 Million Project Award**  
Highly Commended: Tim Harman  
Project: The Kind Foundation

**GIB Under \$10 Million Project Award**  
Finalist: Brent McMillan  
Project: ESR Laboratory Development

### APPRENTICE OF THE YEAR

**Third Place | Central South Island**  
Carl Smith

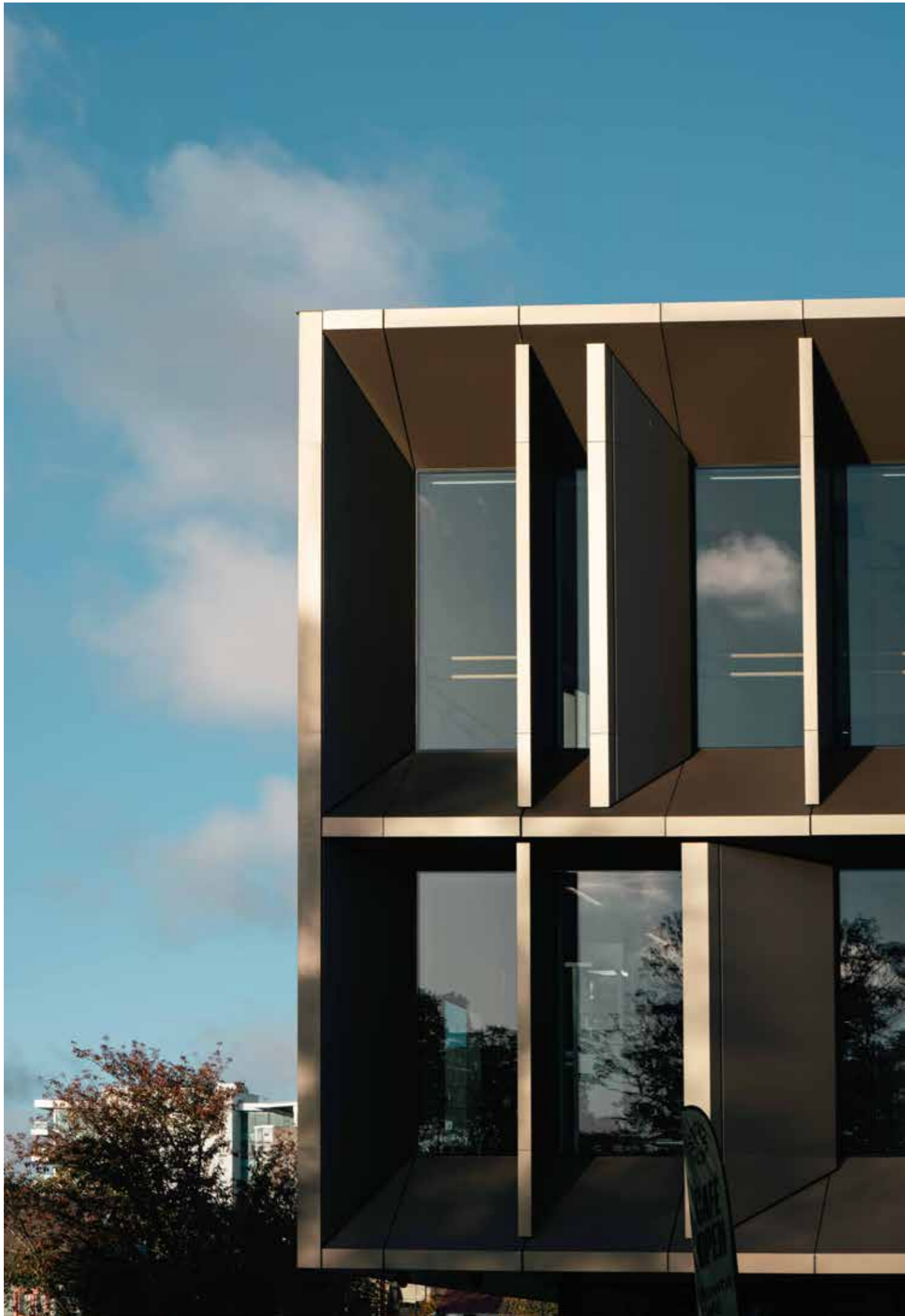
**Top 10 Regional Finalist | Southern**  
Corey Lindon

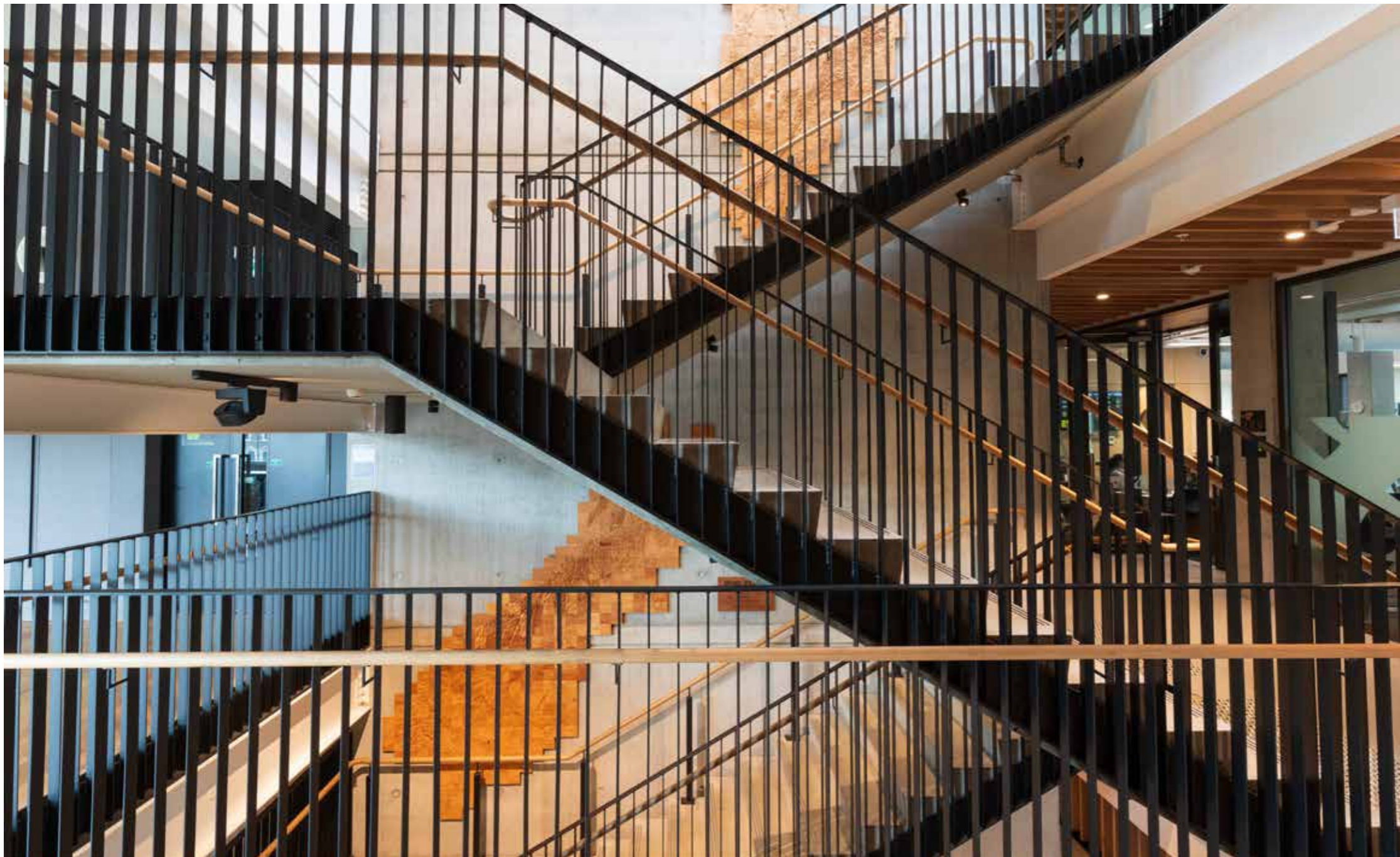
**Top 10 Regional Finalist | Southern**  
Jonathan Copley

# PAPA HOU

*THE KIND FOUNDATION | CANTERBURY*







*BUILDING A PLACE THAT SERVES THE COMMUNITY, PROVIDING POSITIVE OUTCOMES FOR FUTURE GENERATIONS.*

Cook Brothers recently completed a transformative project for The Kind Foundation, delivering a three-story, 4,000m<sup>2</sup> facility designed to serve as a dynamic community hub. Despite the challenges of a post-COVID environment, this building brings together spaces for education, health, and recreation, all in one vibrant location.

Constructed with support from the government's 'shovel-ready' initiative, this project revitalizes a key community site, formerly known as the YMCA. The building houses diverse spaces, including a café, early childhood centre, medical facility, gym, spin studio, dance school, classrooms, offices, and a 250-seat black box theatre. The multi-use design provides essential services while creating a welcoming space for the community to gather, learn, and grow.



Our organisation employs over 200 people and our core values are honesty, respect, responsibility, and caring. It mattered to me that the people building our building also walked the talk of these values... It was clear to me that the construction team enjoyed very respectful and positive relationships, and this in turn meant they gave this project their full commitment and care.

*Josie Ogden Schroeder, CEO of The Kind Foundation*

Cook Brothers' involvement extended beyond construction, with the team taking on design elements such as the façade to ensure the project met both aesthetic and functional goals. Advanced collaboration tools, including a federated BIM model, facilitated seamless communication with trade partners and consultants, helping resolve potential issues before construction began. Additionally, on-site BIM access points allowed all partners to stay aligned on the build's details in real time, further streamlining coordination.





Key features of the facility include in-situ concrete shear walls, sleek unitized geometric façades, and unique metal tile cladding from Belgium, giving the building a modern yet robust aesthetic. High-performance acoustic spaces, such as those in the gym, incorporate specialized floating floor slabs to enhance sound insulation, supporting a variety of activities without interference.

From initial planning to final completion, this project demonstrated the power of partnership and innovation. Close collaboration with The Kind Foundation, frequent site meetings, and open communication fostered a positive environment where each milestone was met with shared commitment. As Josie Ogden Schroeder, CEO of The Kind Foundation, aptly put it, the Cook Brothers team's dedication created a building that embodies respect, responsibility, and community spirit.

This new facility is not just a building; it's a symbol of community resilience, offering a lasting impact on the lives it touches.

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# AYRBURN

## ARROWTOWN

The revitalisation of Ayrburn has transformed the historic Ayrburn Farm, preserving the character of one of Central Otago's earliest and most storied agricultural sites. This thoughtful restoration blends historical charm with contemporary amenities, creating a vibrant dining and tourism destination.

Cook Brothers Construction is proud to have partnered with Winton to deliver five stunning venues within this unique precinct. Through the collaborative efforts of Winton, Cook Brothers, and their trade partners, Ayrburn now invites visitors to explore the region's rich heritage in a beautifully reimagined setting.

Cook Brothers Construction were involved in the meticulous restoration of three historic farm buildings:

**The Woolshed:** A welcoming, bistro style restaurant, The Woolshed boasts cozy nooks, fireside dining, a VIP bar and an outlook to the creek.

**The Manure Room:** Featuring its iconic sagging roof ridge, the space has been transformed to deliver a dining experience centred around sumptuous shared plates and a bustling bar.

**The Dairy:** A charming ice creamery that captures the quaint appeal of the farm's past.

In addition to restoring these heritage buildings, Cook Brothers collaborated with Winton to create two brand-new spaces:

**The Barrel Room:** A subterranean wine cellar designed for intimate dining and tastings. A favourite for private events, The Barrel Room is a versatile offering that caters for those looking to party late into the night.

**The Bakehouse:** An all-day dining venue dedicated to elevated alfresco offerings. Set to become an iconic wedding venue, with views that capture the precinct in all of its glory.





A



B



The Ayrburn project has been a remarkable heritage restoration effort, described as an intricate puzzle meticulously dismantled, catalogued, and rebuilt. Approximately 70% of the original stone walls were preserved in place, with damaged sections carefully reinforced to retain their authentic character.

This unforgettable project has showcased the collaborative expertise of Cook Brothers Construction, Winton, and a talented team of trade partners, delivering a stunning tribute to Central Otago's heritage.

Standard construction methods were unsuitable for much of the work, presenting unique challenges that required exceptional craftsmanship. Skilled stonemasons and contractors were engaged early in the planning process, enabling the team to strengthen and reassemble the original structures while incorporating modern innovations.

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D





Preserving Ayrburn's rich history while seamlessly integrating modern amenities was a complex and rewarding task. As Early Contractor Involvement (ECI) partners, Cook Brothers played a pivotal role in the design and planning phases, expertly navigating challenges in deconstruction, structural strengthening, and rebuilding.

Today, Ayrburn features seven food and beverage venues, scenic cycling trails, and a commitment to sustainability with EV chargers and bike repair stations. This unique destination is a testament to the careful balance of heritage preservation, craftsmanship, and contemporary sustainability.







PHOTOS A-D  
NEW CONSTRUCTION  
THE BARREL ROOM

PHOTOS E-I  
NEW CONSTRUCTION  
THE BAKEHOUSE

PHOTOS J-N  
RESTORATION  
THE WOOLSHED

PHOTOS O-P, S  
RESTORATION  
THE MANURE ROOM

PHOTOS Q, R  
RESTORATION  
THE DAIRY



# BROCKVILLE SCHOOL

*MINISTRY OF EDUCATION | OTAGO*

This project combined the construction of five new classroom blocks with associated facilities and the recladding of existing structures to modernise and expand educational spaces while minimising disruption to the school community. The new classroom blocks were designed to optimise learning environments, featuring breakout rooms, spacious veranda areas, and shared bathroom facilities.

Recladding of the existing hall and junior classroom block included removing asbestos cladding, replacing window units, and installing new cladding to improve aesthetics and functionality.

Budget constraints necessitated a reduction in the project's initial scope, requiring careful management to deliver value within limitations. Installation of a sliding fire door system presented challenges, which were overcome through innovative, yet compliant solutions devised by the project team.

Transparent communication from our Otago Team throughout resulted in a satisfied school community and a successful project outcome.



# KAURI FLATS SCHOOL

MINISTRY OF EDUCATION | AUCKLAND

Our team successfully completed the construction of 16 modern teaching spaces across three blocks, along with a new sports field, perimeter fencing, and landscaping on what was previously unused land.

Despite weather challenges, including significant flooding, and design changes, our Auckland Team maintained a strong relationship with the client and adhered closely to the budget.

Key strategies, like on-site LVL manufacturing and resource efficiency, helped keep the project on track.

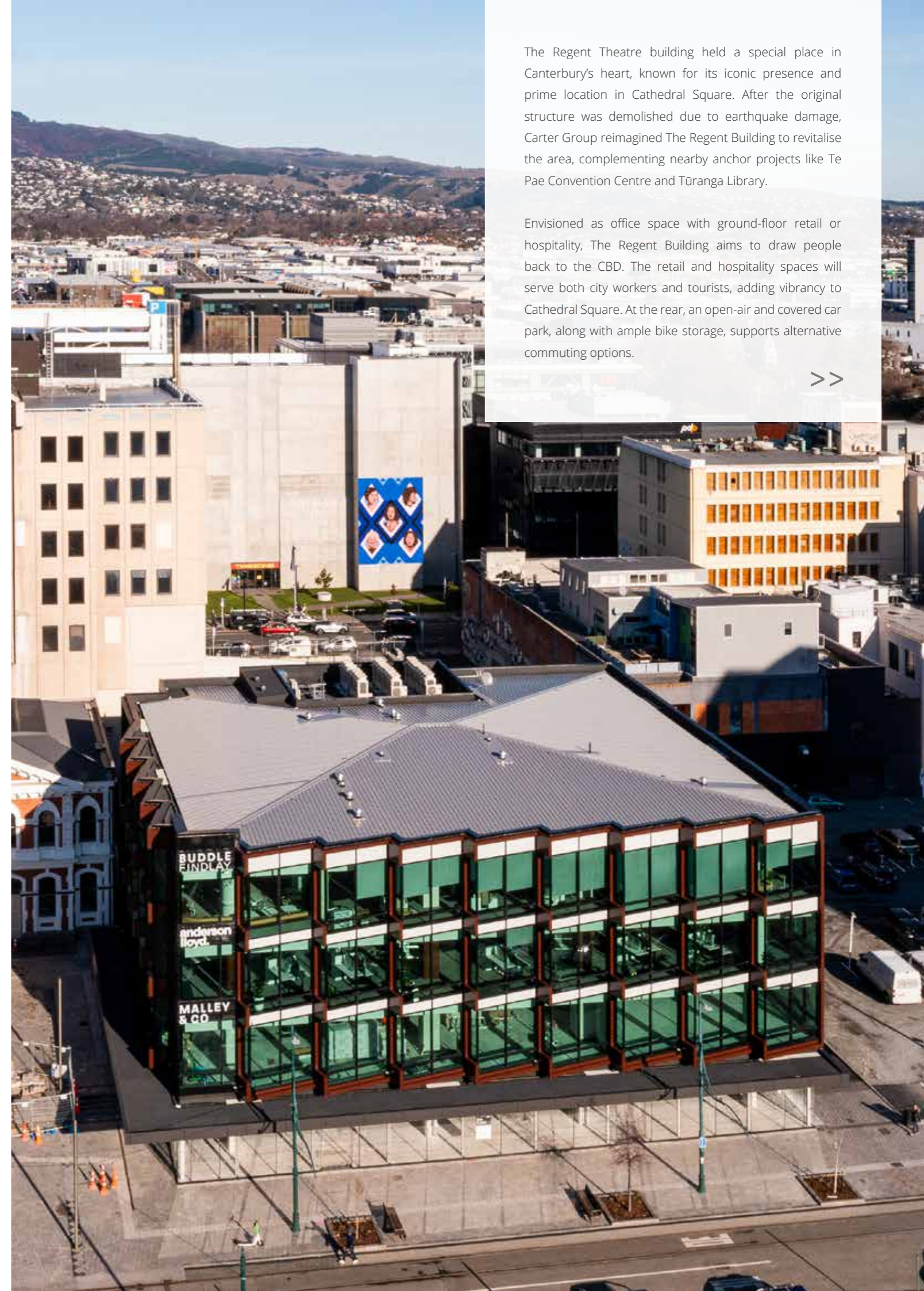
The collaboration on this project led to the fostering of an excellent working relationship with the school's Principal and the Ministry of Education. The client's satisfaction with the team and their conduct set the stage for future collaborations, reflecting our commitment to delivering quality and building lasting partnerships.





# THE REGENT

*DESIGN & BUILD | CANTERBURY*

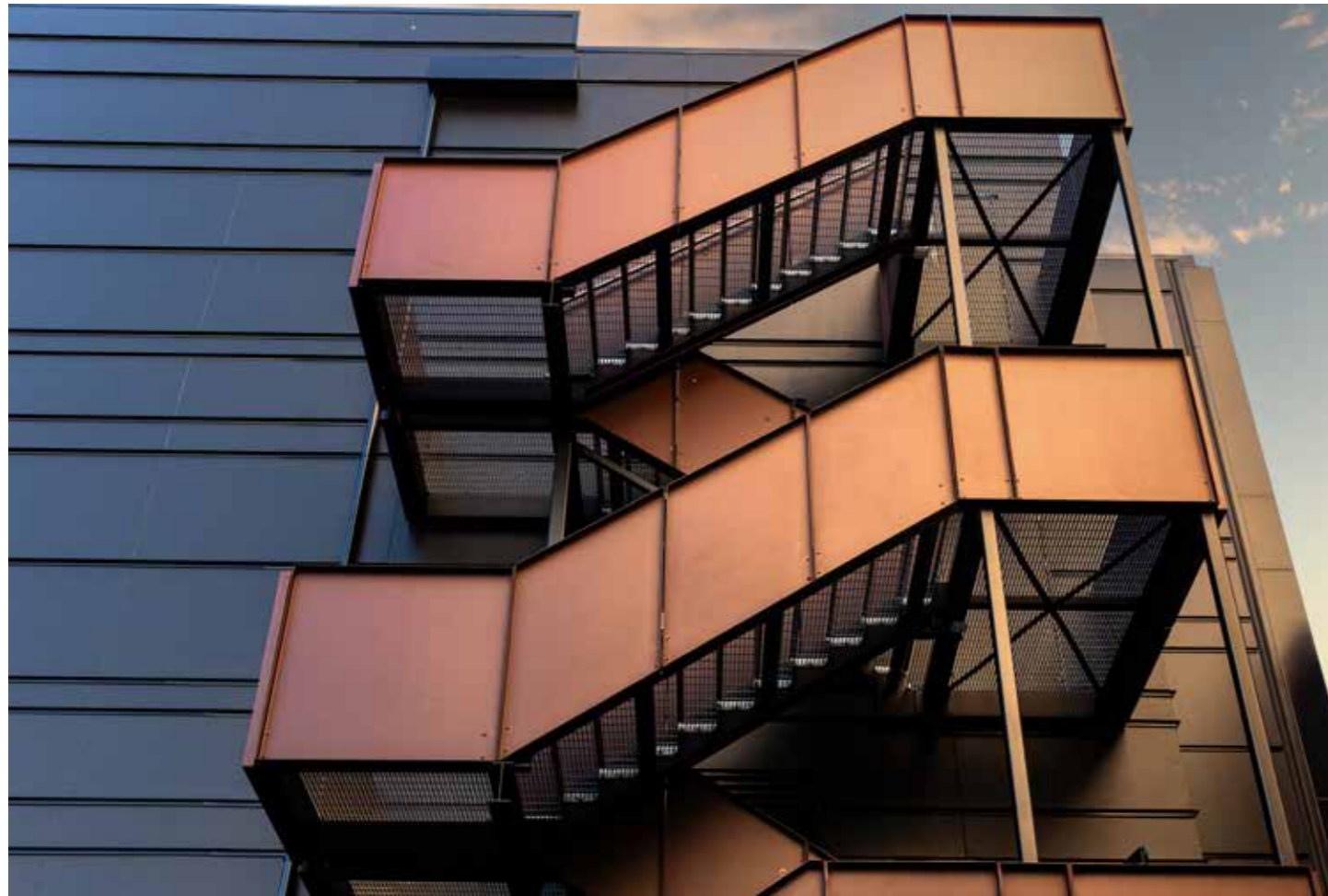


The Regent Theatre building held a special place in Canterbury's heart, known for its iconic presence and prime location in Cathedral Square. After the original structure was demolished due to earthquake damage, Carter Group reimagined The Regent Building to revitalise the area, complementing nearby anchor projects like Te Pae Convention Centre and Tūranga Library.

Envisioned as office space with ground-floor retail or hospitality, The Regent Building aims to draw people back to the CBD. The retail and hospitality spaces will serve both city workers and tourists, adding vibrancy to Cathedral Square. At the rear, an open-air and covered car park, along with ample bike storage, supports alternative commuting options.







Designed by Wilson & Hill Architects, the building's sawtooth façade adds a contemporary touch while harmonising with surrounding architecture. This unitised system was efficient and cost-effective, streamlining construction. For unobstructed views of Cathedral Square, columns were integrated into the building's footprint, ensuring no structural elements blocked the scenery.

Engco's structural design, featuring full-height SHS columns filled with concrete for fire resistance, allows wide 11-metre clear spans. This flexibility supports tenants' unique design needs with minimal structural impact. Close collaboration between Carter Group, Wilson & Hill, Engco and the Cook Brothers Canterbury team fostered a streamlined build process, with an impressive final product.



“  
Cook Brothers' collaborative and transparent approach during this process allowed us to wrap up all tender negotiations and agree final contract values within a week.

*Albert Smit, Carter Group*



## *BOBA BEAR*

### *FIT OUT | CANTERBURY*

The Boba Bear project was a detailed fit-out for a food and drinks restaurant in the Willis Bond EntX complex at 617 Colombo Street, Christchurch, managed by our Canterbury team and designed by Dalman Architects. Spanning 230 m<sup>2</sup> and valued at over \$1 million, the project faced challenges like a thicker-than-expected concrete slab and last-minute joinery changes, requiring budget adjustments and extending the timeline.

Working within a busy space surrounded by operational restaurants and a cinema, the team managed noise and dust carefully to minimize disruption. Key elements included installing large ducting systems and a substantial fake roof essential to the design.



## *BEACH STREET*

### *QUEENSTOWN*

What once stood as an aging restaurant on Beach Street is now transformed into a modern space housing two new retail units. The journey began with a full demolition, taking the site back to greenfield and laying the groundwork for a fresh start. The new build showcases an elegant Oamaru stone façade, expansive glass windows, and exposed glulam rafters that bring warmth and character to the bustling street.

Situated in a tight, central location with no on-site access, the team faced the challenge of orchestrating all deliveries before 10 am, with road closures required to allow materials in and out. Every detail, from the coordination to the craftsmanship, came together to create a standout addition to the vibrant streetscape of Queenstown.

# AHIKĀ

## HE WAKA TAPU | CANTERBURY

**AHIKĀ (NOUN) IS THE BURNING FIRES OF OCCUPATION, SYMBOLISING CONTINUOUS PRESENCE AND TIES TO THE LAND THROUGH WHAKAPAPA.**

On Wednesday, July 17th, 2024, He Waka Hou Trust and Cook Brothers Construction celebrated the opening of Ahikā, a complex of 10 affordable solar-powered townhouses on Shortland Street, Wainoni.

Housing has always been a critical issue which He Waka Tapu have aimed to tackle. Their vision has been realised with the establishment of Ahikā, a dedicated space for affordable accommodation. The homes, available in 2- and 3-bedroom options, feature double glazing, double privacy blinds, high-speed

internet, and come fully equipped with appliances like a fridge, microwave, oven, dishwasher, and washing machine. Residents will enjoy native landscaping, on-site support, internal storage, and close proximity to schools, shops, and public transport.

This and future housing projects aim to support more families, through a holistic approach, rooted in the principles of Whanaungatanga, Rangatiratanga, Whakaakoako, and Manaakitanga.





## *PĀTAKA PUKAPUKA*

He Waka Tapu along with The Cook Brothers team embarked on a community initiative, Pātaka Pukapuka, to create free book libraries for the east side community.

This innovative project across Ōtautahi utilises leftover materials from construction sites. The Project embodies the principles of kaitiakitanga and kotahitanga, fostering unity and collaboration while uplifting the community through access to knowledge and stories. Pātaka Pukapuka boxes were constructed by Cook Brothers Apprentices under the guidance of our Sustainable Carpenter, and have been decorated by various east side schools and community organisations.



# KĀINGA ORA HOUSING

## MOSGIEL, OTAGO

Cook Brothers Otago has delivered 20 residential units across five sites on Doon, High, Spey, and Green Streets—a significant project in Mosgiel for Kāinga Ora. Secured through a competitive tender, each site features multiple units developed with staggered starts based on site availability. As the main contractor, Cook Brothers took over once the existing structures were cleared, managing every construction phase up to the final handover.

The Cook Brothers team meticulously reviewed design details from the outset, the \$7 million project has received positive performance feedback from Kāinga Ora demonstrating Cook Brothers' commitment to excellence and reliability.



Cook Brothers always respond in a timely manner and have taken good control of the projects. They are professional and always aim to deliver a top-quality product. They engage with all consultants and work hard to deliver workable solutions. They have put a substantial amount of effort into reviewing the plans and trying to sort most potential design issues out prior to the build starting.

*Partnerships Contacts Team*



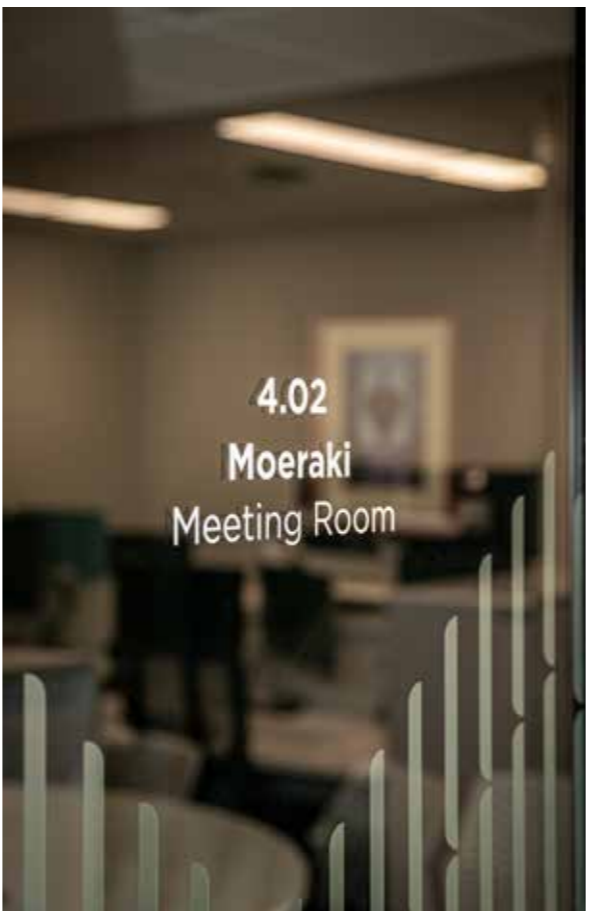


# MOE OFFICE FIT-OUT

## OTAGO

Cook Brothers Construction, as the main contractor for the Dunedin City Council (DCC), delivered base build works at 414 Moray Place to ensure structural integrity and compliance for the Ministry of Education's (MOE) office fit-out. The project involved structural strengthening, including tying floors to walls, creating and altering floor penetrations, and installing new roof bracing. The works commenced at the basement level, with the upper levels occupied by MOE addressed last. Additional tasks included demolition, plant structure strengthening, and providing a base level of fit-out.

This collaborative effort required seamless coordination between base build and tenant fit-out teams, emphasising shared goals and transparent communication. By integrating design and construction phases, Cook Brothers Construction and its trade partners ensured efficient delivery and minimised constraints. The project showcases Cook Brothers' expertise in managing complex multi-stage builds, balancing structural upgrades with tenant-specific requirements to achieve a successful outcome for all stakeholders.





# TERRA CAT

## CANTERBURY

### *A MAMMOTH MULTI-PURPOSE DELIVERY*

Spanning 20,000 m<sup>2</sup> of what was once an open field, this project delivered three state-of-the-art buildings. Building A1 houses a 900 m<sup>2</sup> laboratory and office space, while Buildings A2/A4 combine offices, a warehouse, workshop, showroom, and staff facilities. A5 features a standalone truck wash. The site includes two 60-space asphalt car parks, a concrete apron, and 400 meters of fencing.

The construction used precast panels, structural steel, metal cladding, and a RoofLogic roof system. The tenant's laboratory required an extensive mechanical fit-out, adding complexity to the build. Working at height posed challenges, and multiple scissor lifts were required. Additionally, the design of the concrete apron had to be modified to accommodate 50-100 tonne diggers, causing delays that led to slab pouring during the winter months.







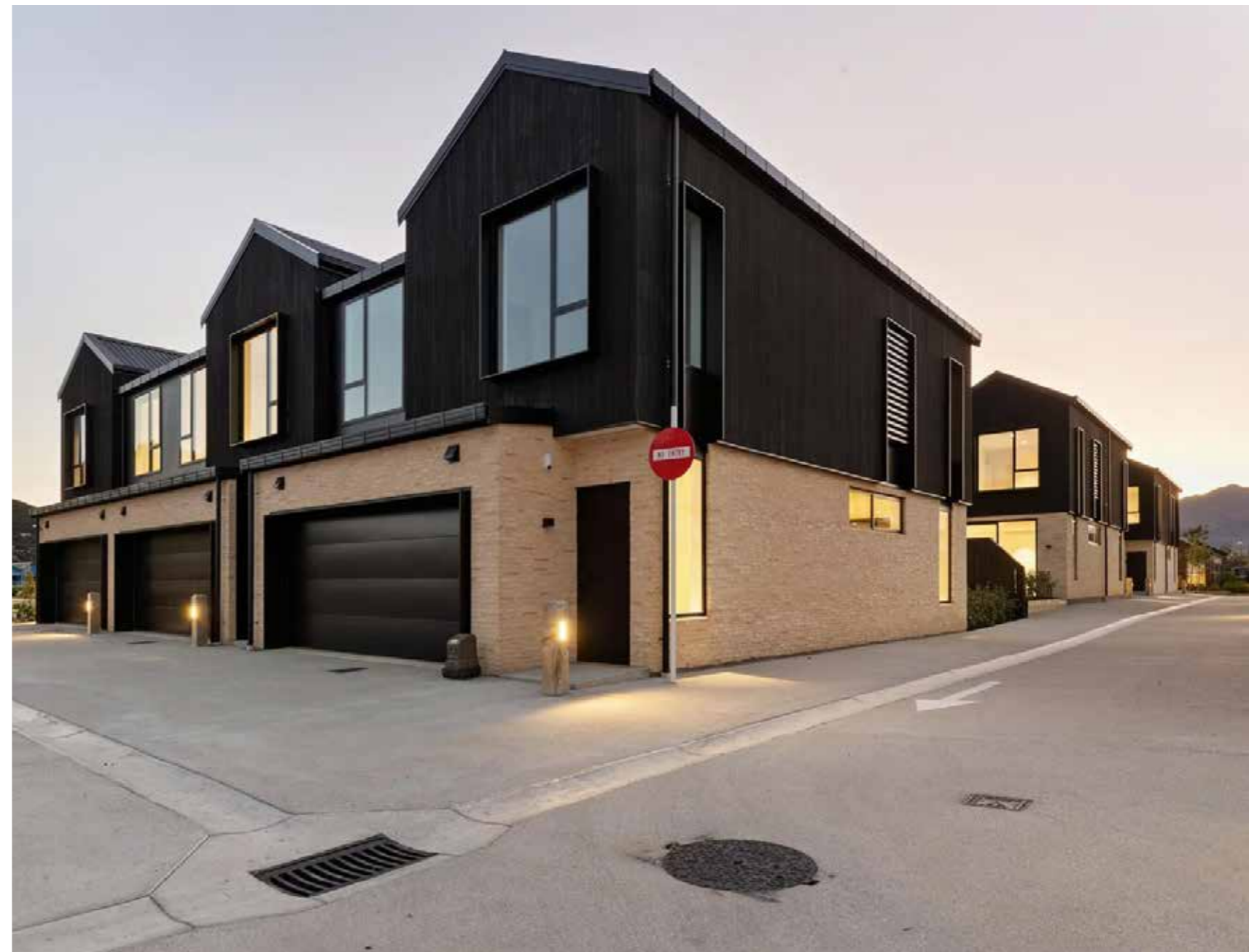


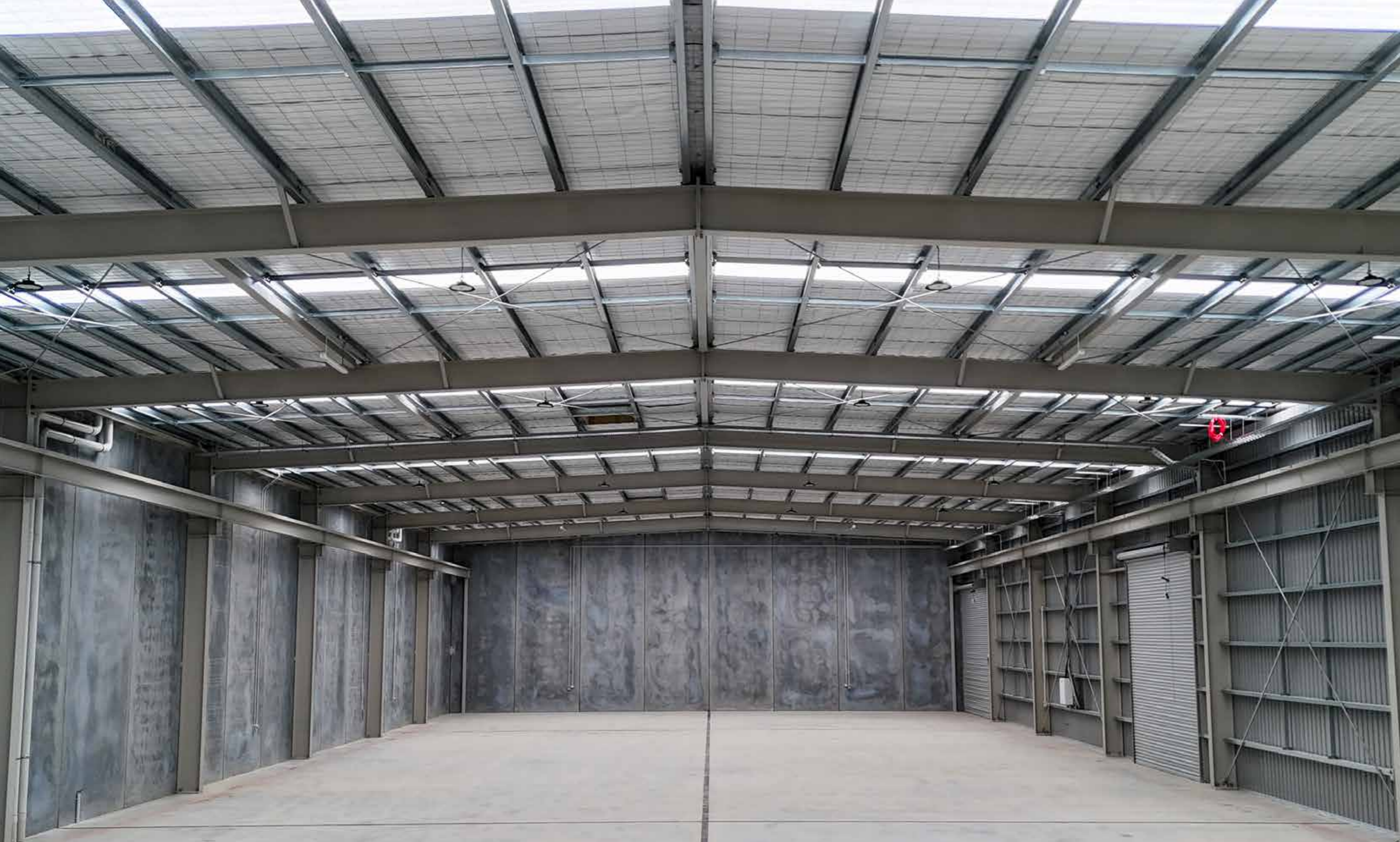
# ALTA VILLAS

## NORTHLAKE WANAKA

Alta Villas marks the latest development delivered by the Wānaka Cook Brothers team for Winton in Northlake. This project, featuring 27 two-storey homes, serves a diverse community for permanent residents, holiday homeowners, and short-stay visitors—set amidst Northlake's vibrant amenities. Located adjacent to past Northlake projects delivered by Cook Brothers including 12 Kiwibuild homes, café, childcare center, pump track, and the new commercial center, Alta Villas offers a well-connected lifestyle in the heart of Northlake.

As Cook Brothers' final project within Northlake's core, this residential development builds on the team's success with the Village Centre. Managing both Lot 1005 and Lot 1006 simultaneously required seamless communication and planning. Drawing on the teams strong industry connections, both were delivered on schedule and to an exceptional standard, reinforcing Cook Brothers' dedication to quality and excellence in residential construction.





**NAUHRIA WAREHOUSE**  
*CROMWELL*



The Nauhria Warehouse project in Cromwell features a 2068m<sup>2</sup> warehouse with pre-cast concrete, structural steel, a metal roof, and three large roller doors equipped with gantry cranes. The office block complements the warehouse with its timber structure.

Through innovative strategies, the team reduced project costs by minimising site management time and empowering the build team. The team worked with neighbouring properties to navigate the installation of pre-cast panels, delivering and landing in an efficient and coordinated approach. Multiple changes to the build methodology opened up more work fronts, allowing the project to remain ahead of schedule and within budget.

Strong management, a positive on-site culture, and collaborative relationships with the client and consultants contributed to the seamless process. The project was completed by November 2024, ahead of its original February 2025 deadline.

“

Cook Brothers were a great team to deal with, very professional, and most importantly delivered the project to a high quality, in budget and ahead of time.

*Rakesh Nauhria, CEO Nauhria Group*



# ULD FENCING AND RACKING

## AUCKLAND

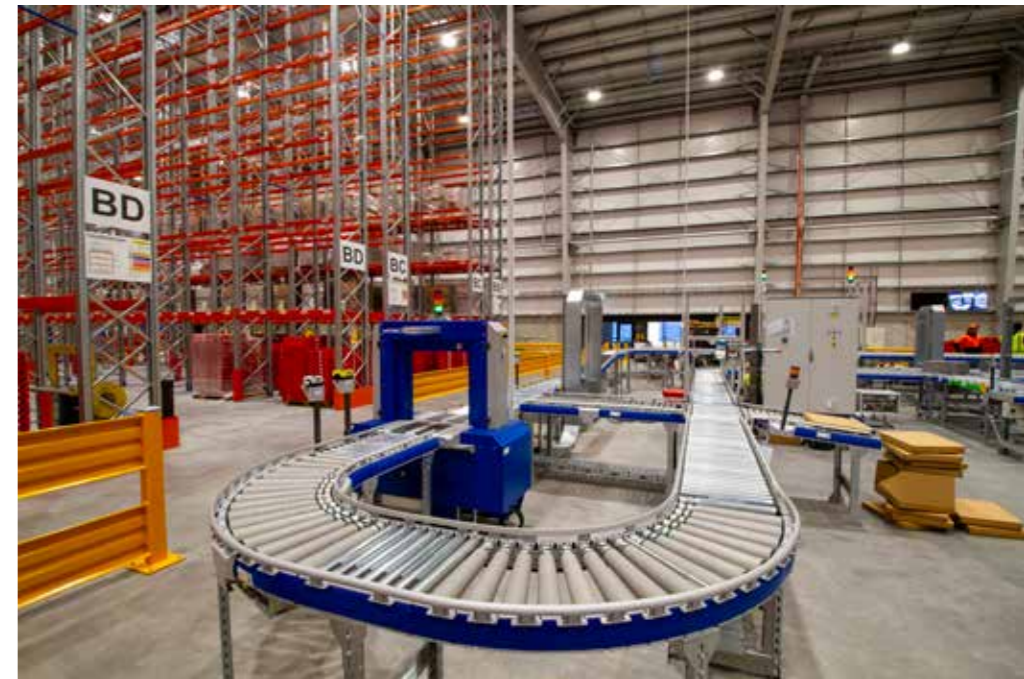
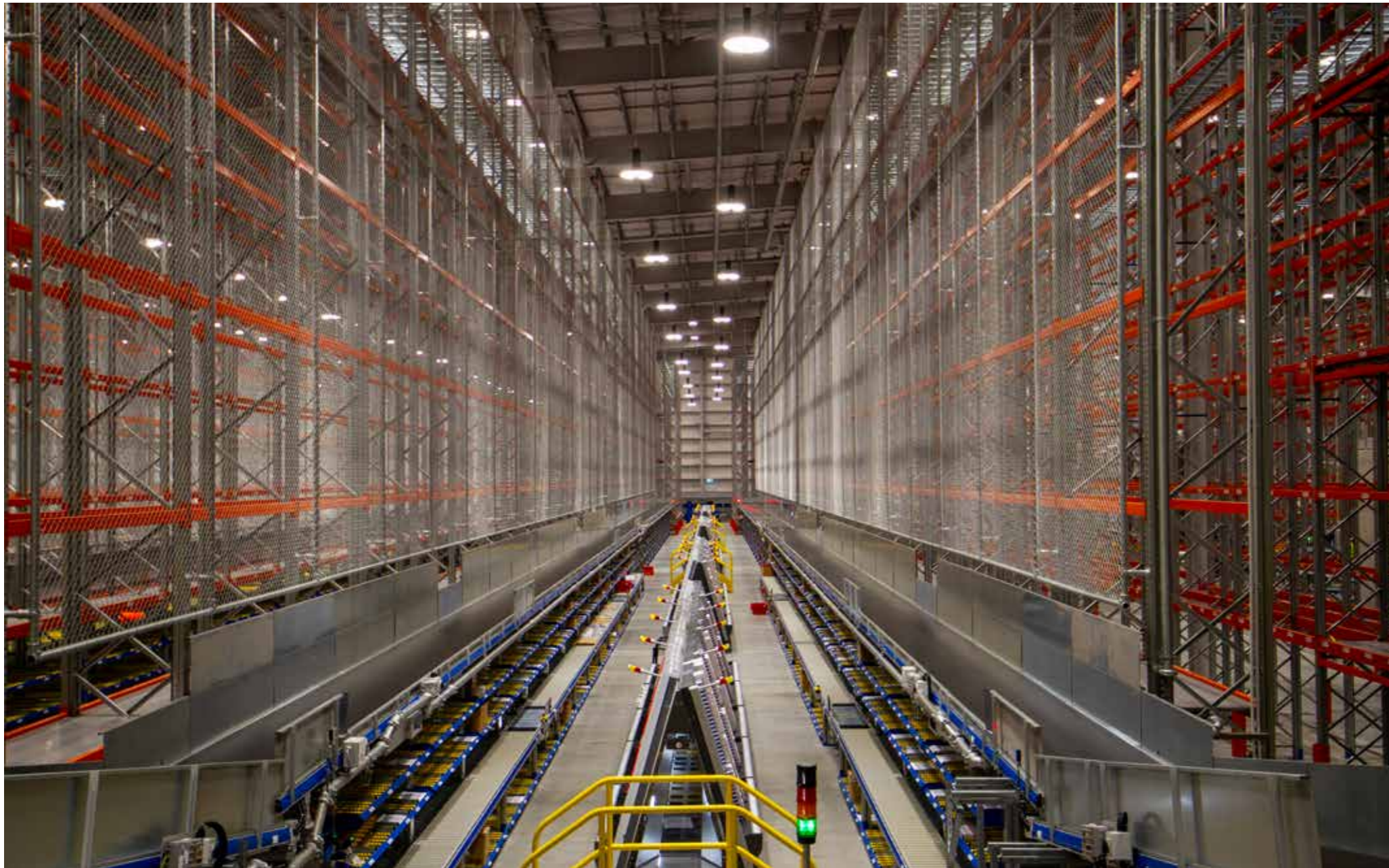
The ULD International project was a pivotal design-and-build initiative undertaken by Cook Brothers to support the development of Auckland Airport's new Domestic Terminal. This fast-paced project involved the relocation and expansion of the Universal Load Device (ULD) storage facility, which houses the large aluminum containers used for transporting luggage and freight in aircraft holds.

Key components of the project included constructing new racking foundations, installing specialized racking systems, and erecting 450 meters of heavily engineered jet-proof fencing. Located deep within the airport landside apron, adjacent to the runway, the site presented unique challenges. Construction occurred within six meters of Airbus A380 wingtip clearance, demanding exceptional precision and coordination.

The installation of the ULD fencing system required an unprecedented level of accuracy, with panels allowed only a 5mm vertical tolerance and a precise 1-degree lean. Cook Brothers collaborated with trade partners and structural engineers to develop bespoke temporary works, including a custom jig to suspend fencing frames during concrete placement. Using Smart Rock Sensors embedded in the concrete, the team monitored real-time strength, enabling quicker progression to subsequent sections and reducing overall project timelines.

From engaging the design team through to consent, cost updates, and intricate on-site execution, Cook Brothers successfully delivered this critical enabling project. The ULD International facility now stands as a testament to innovation, precision, and collaboration, setting the stage for the airport's exciting future expansion.





# EBOS GROUP

## AUCKLAND

Cook Brothers' Auckland team successfully completed two key projects for the EBOS Group, a leading provider of healthcare products to the New Zealand market. The projects which took place at the Auckland Airport, involved a range of specialised works, including the installation of extensive racking systems, conveyors, and carton erector and lid machines to enhance operational efficiency.

EBOS Group is the largest and most diversified Australasian marketer, wholesaler and distributor of healthcare, medical and pharmaceutical products. In business for over 120 years, ProPharma is the only national pharmaceutical wholesaler in New Zealand, with more than 250 staff operating from 8 branches nationwide.

Additional upgrades for the Group included racking sprinkler systems for fire safety compliance and the construction of a dangerous goods cage to securely store hazardous materials. These projects reflect Cook Brothers' ability to deliver precise and functional solutions for complex healthcare logistics environments, supporting EBOS Group's vital services to the healthcare sector.





# SKILLS HUB

## OTAGO

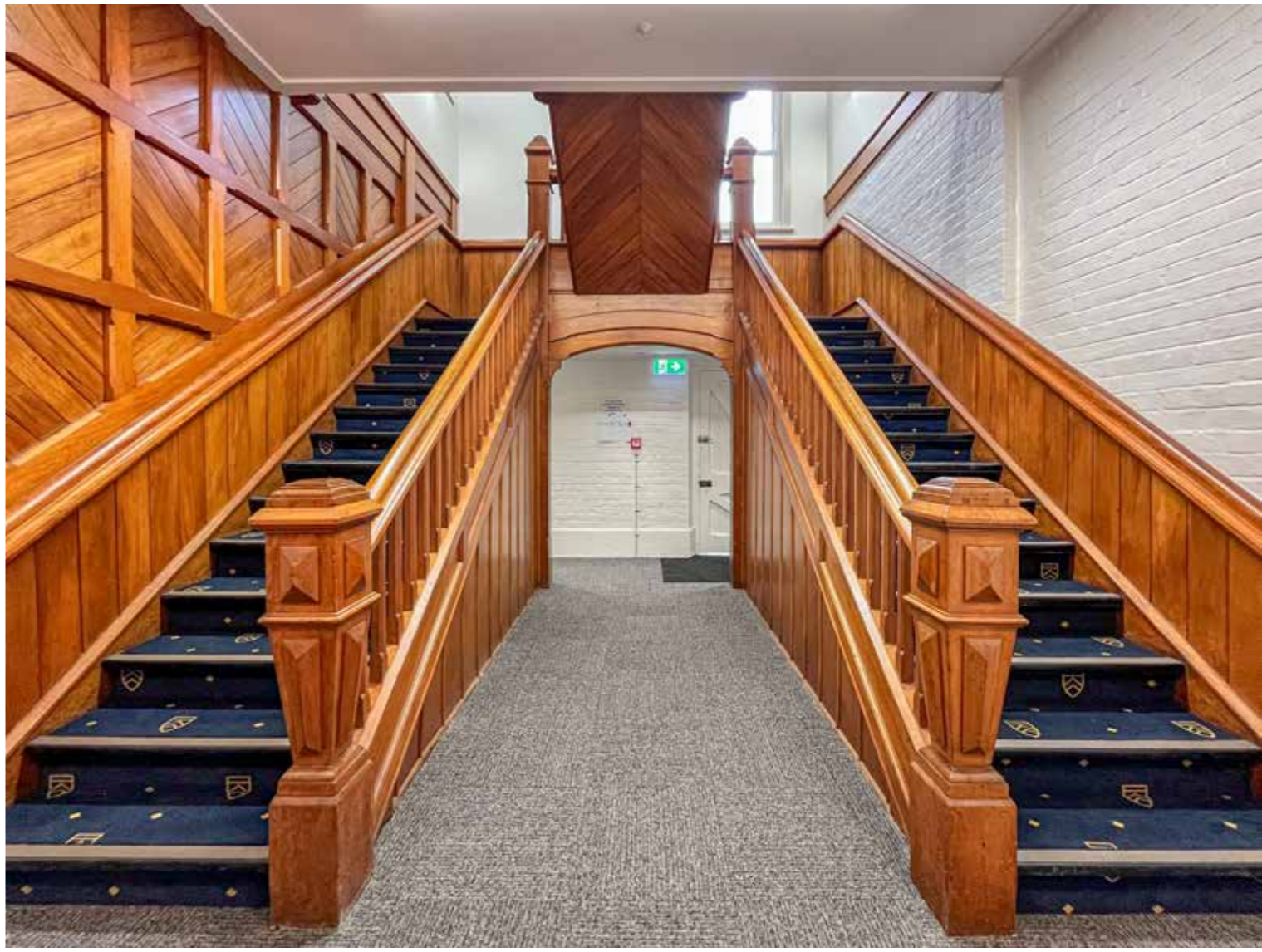
*Skills Hub Dunedin is specialist trades training facility housing Etco for apprentice and electrical training; ICE for plumbing, gasfitting, and drainlaying apprentice training and E-tec for specialist electrical training.*

Initially awarded as a tender for structural strengthening, this project expanded to include a comprehensive fit-out. The existing building required extensive renovations due to significant interior and exterior deterioration.

Key works involved bracing existing steelwork, enhancing structural connections, and adding new shear elements and roof cross-bracing. Interior renovations transformed the space to include workshops, classrooms, offices, reception, and student common areas. The training spaces were designed with an industrial aesthetic, featuring chipboard wall linings and exposed services to reflect the building's trades-focused purpose, offering versatile and practical use.

The Otago team managed a staged handover, transforming a neglected building into a functional, modern facility. Strong collaboration and clear communication among trade partners, the client, and the Cook Brothers team were essential to the project's success.





# IVEY WEST AND MEMORIAL HALL

LINCOLN UNIVERSITY | CANTERBURY

The restoration and strengthening upgrade of Ivey West and Memorial Hall marked a significant undertaking for our Canterbury team. These two historical buildings, constructed of brick, required comprehensive strengthening efforts to reinforce their existing foundations and substantial structural steel works to fortify the exterior walls and roof structure.

The buildings were fully encapsulated throughout the upgrade, with the roof structure undergoing careful assessment and necessary repairs. The existing slates were replaced with products sourced from Canada, and once the structural works were completed, the interior spaces began their fit-out, offering a significantly enhanced and user-friendly layout.

The ground floor of Ivey West features a new reception and lobby area, accompanied by adjacent meeting rooms and breakout spaces. A bold colour palette provides accents within the fit-out. Blending new with old, our skilled carpenters restored or even duplicated elements of the build, including works on the grand staircase, windows and doors. Crafted by hand, these elements are a nod to traditional methods used to construct the 1920s-era building.







To ensure accessibility, a new external lift shaft was constructed to serve the upstairs area. The upper floor of Ivey West will house the Vice Chancellor's Office and their team.

As for Memorial Hall, after carefully removing internal brickwork during the restoration process, the hall is now fully reinstated and ready to serve as a functional space once again.

Our dedicated team wholeheartedly embraced the challenges presented by this unique restoration project. Ivey West and Memorial Hall will once again serve as valuable assets to the Lincoln University community.







# PELC

## PATHWAY & ENGLISH LANGUAGE CENTRE

### OTAGO

Cook Brothers Construction Otago successfully delivered the design and construction of the new Pathway and English Language Centre within the Otago Business School, located on the corner of Union Street East and Clyde Street in Dunedin. This transformative project focused on repurposing the second floor and part of the third floor into a dynamic, purpose-built facility for the centre's students and staff.

The new space includes enhanced learning areas tailored to the needs of pathway and English language students, who often require additional language support and structured pathways into university courses. These facilities provide an environment conducive to effective learning, bridging the gap for students as they transition to full university programmes.

The project consisted of a mix of shared and private offices, quiet zones, and meeting rooms to ensure a supportive workspace for educators and administrators. These spaces are designed to foster collaboration while offering privacy and quiet when needed.

In addition, the facility seamlessly integrates the Pathway and English Language Centre into the broader university campus. This supports programme growth, accessibility, and the long-term objectives of the University of Otago. The completed project demonstrates Cook Brothers' ability to deliver high-quality educational environments tailored to the unique needs of students and institutions.

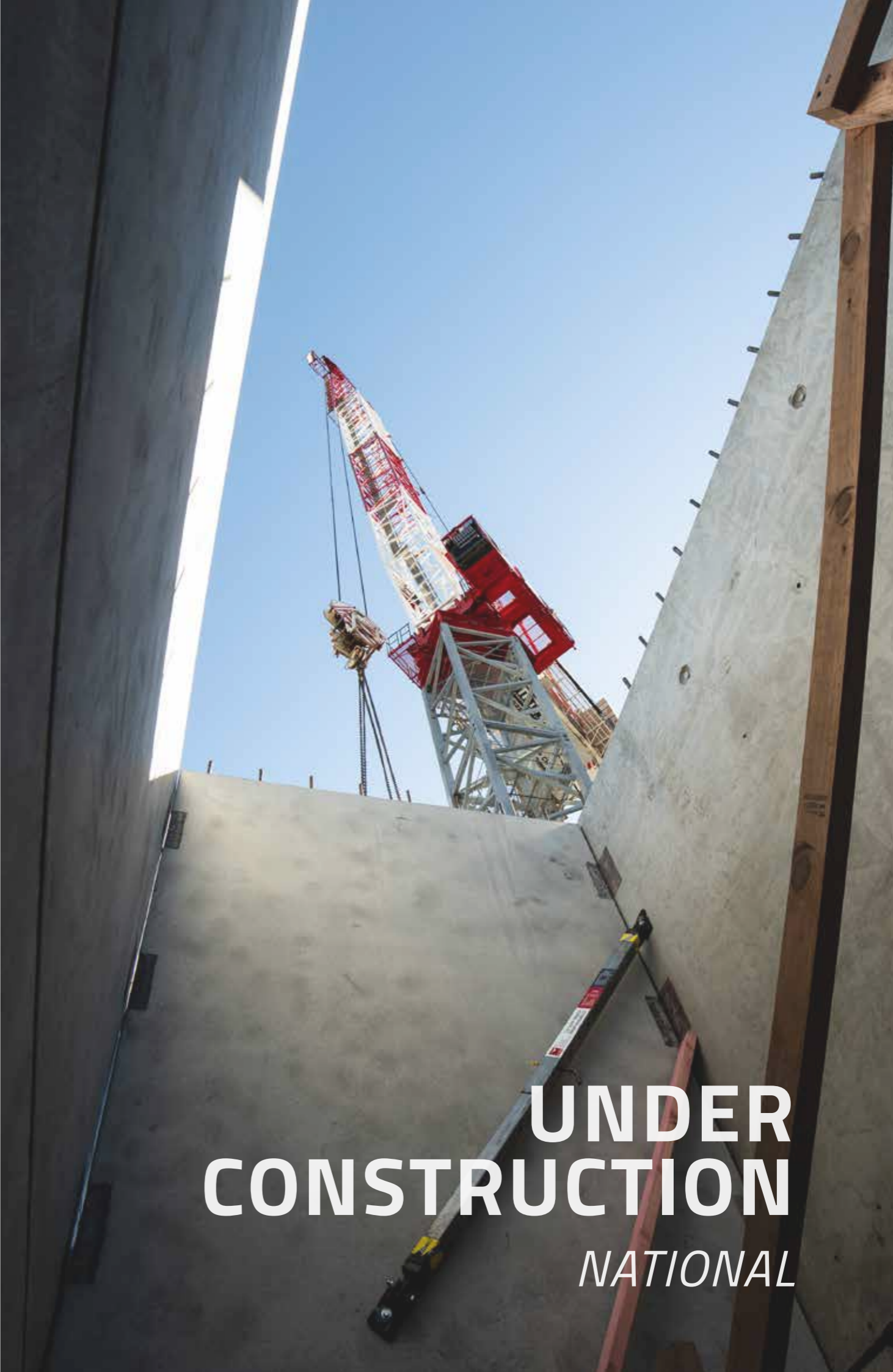




## MATAKAURI POOL QUEENSTOWN

The project at Rosewood Matakauri involved a complete transformation of the outdoor relaxation area. The existing pool was demolished and replaced with a custom stainless steel pool, sourced from Natara Pools, renowned for their work on the Wanaka pool. The space now features expansive timber decks, two luxurious spa pools by Stoked, and a fully insulated sauna imported from Poland.

With a tight 12-week program, the team executed the project with precision, blending functionality and luxury to complement the lodge's stunning surroundings.



UNDER CONSTRUCTION

# UNDER CONSTRUCTION

NATIONAL





# THE MILL

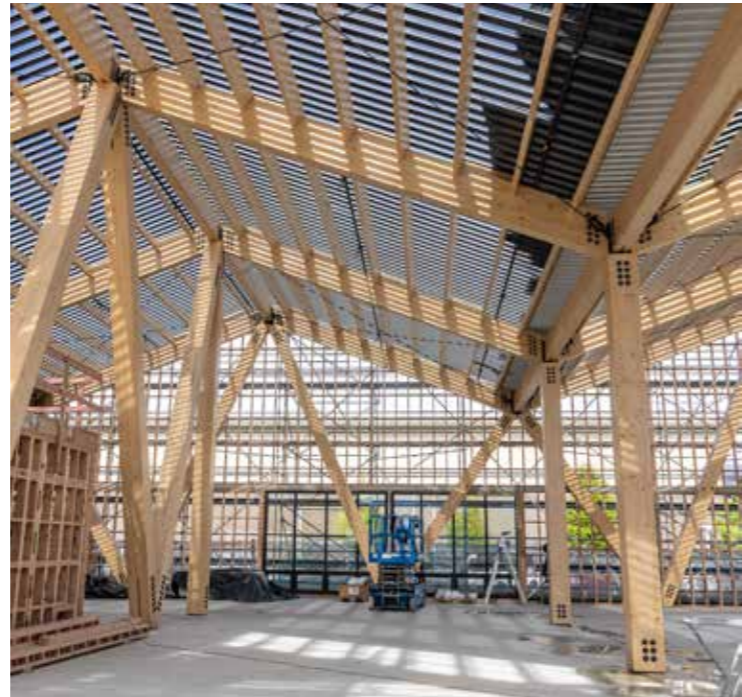
*UNDER CONSTRUCTION | QUEENSTOWN*

The Mill, opening in Queenstown mid-2025, will be NZ's leading sports performance, health, and recovery centre. Spanning 2500sq m, the facility will offer both the community and visitors a world-class space for sports training and recovery.

Featuring a 1200sq m gym, spin bike studio, high-intensity studio, 25m turf track, plunge pools & saunas, recovery rooms, and more. The Mill combines global sports practices in a bespoke space for athletes and fitness enthusiasts. With expert staff on site including physiotherapists, podiatrists, nutritionists, and performance coaches, it's set to become a hub for elite athletes and fitness enthusiasts alike.

The Mill also aims to attract international athletes, boosting Queenstown's economy as a top training destination.





The design, by Warren and Mahoney, establishes a strong connection to the surrounding landscape and context. The use of mass timber achieves a dynamic floor plan and flexible spaces, ensuring that the Sports Performance Hub not only meets its functional requirements, but also serves as a model for sustainable and health-conscious architecture.

Mass timber construction provides significant sustainability advantages. The mass timber was procured from WIEHAG Timber Construction in Austria with the project forecast to reduce its carbon footprint compared to a traditional steel and concrete build. Timber acts as a carbon sink, storing carbon dioxide over its lifetime, and the off-site prefabrication of the structure allows for precise assembly with minimal waste. The lightweight nature of timber also reduces foundation requirements, lowering overall material use.

Opening mid-2025, The Mill will redefine sports and recovery in New Zealand.



# MT CARDRONA STATION

*UNDER CONSTRUCTION | CARDRONA*

***THE HOMESTEAD IS THE SOPHISTICATED CENTRAL HUB OF MT CARDRONA STATION. AN ELEGANT AND ARCHITECTURAL VILLAGE PRECINCT; AND THE KEY ELEMENT THAT SETS MT CARDRONA STATION APART FROM THE REST.***

The Homestead is the landmark building at Mt Cardrona Station offering a mix of luxury and functionality. Featuring a restaurant, café, and modern workspaces, alongside leisure amenities like a gym, hot pools, and a lap pool. The design blends contemporary architecture with the Central Otago landscape, and will serve as a gathering place for residents, with exclusive club benefits and adventure facilities, emphasizing both social and active lifestyles.

The Homestead is currently under construction by the Wānaka & Central team.





# RESEARCH & INNOVATION CENTRE

*UNDER CONSTRUCTION | REMARKABLES PARK, QUEENSTOWN*

The Research & Innovation Centre in Queenstown represents a major investment in the region's future, aimed at diversifying the local economy by fostering research and tech commercial opportunities. Located in Remarkables Park this \$50 million development, co-funded by a loan from Crown Infrastructure Partners on behalf of the Government, is situated on a 4,057 square metre greenfield site on the corner of Market Street and Golden Elm Lane.

The project managed procurement risks, securing materials early where needed with strategic adjustments made by the architects Mason & Wales to the structure's design to mitigate challenges.

In addition to the completed base build, The Queenstown Cook Brothers team are delivering the fitout for an eight-screen cinema complex for Silky Otter, with a ground level entrance leading to the cinemas in the subterranean level of the building.

The state-of-the-art cinemas feature eight similar auditoriums, offering 48 recliner seats with individual trays for in-house food and beverage service. Each cinema has been equipped with laser projection and surround sound, delivering an exceptional fully immersive high-end entertainment experience.





# ROKI COLLECTION

*UNDER CONSTRUCTION | QUEENSTOWN*

Cook Brothers Construction is actively constructing the ROKI Collection Queenstown, a luxury boutique hotel coming soon to Queenstown. The five-level lakefront complex will feature 15 luxurious suites, a world-class wellness facility, a Roman Bath inspired lap pool and jacuzzi, fine dining, and bespoke adventure experiences.

The ROKI Collection Queenstown will offer the luxury of tranquillity, a sanctuary of calm that harmoniously blends contemporary sophistication with the natural beauty of Queenstown. Set on the edge of Lake Wakatipu, the luxury boutique hotel offers breathtaking lake views and majestic mountains, ensuring a stay that is as luxurious as it is unforgettable.





# PAVILION BAR AND KITCHENS

*UNDER CONSTRUCTION | QUEENSTOWN*

The 890m<sup>2</sup> Bar and Kitchens Build at Queenstown Central retail centre, is a standout project blending design and functionality. Pavilion features a striking exterior with acid-washed corrugate cladding and Australian hardwood, creating a contemporary barn-inspired aesthetic that complements the surrounding landscape. The urban lodge styled interior is finished with bespoke hand made furniture, polished concrete floors, exposed beams, large suspended gas fireplaces, and Timaru bluestone rock centerpieces—all crafted to create a casual and vibrant experience.

The multi-level space features commercial kitchens, restrooms, vibrant outdoor seating areas and gardens, seamlessly blending indoor and outdoor dining options. Scheduled for fit-out completion by early April 2025, the project has already garnered positive feedback from both the client and the public. This first-time collaboration with Queenstown Central reflects the Cook Brothers team's dedication, adaptability, and strong communication, ensuring a result that exceeds expectations while contributing to the local dining scene.





## *THREE PARKS MIXED USE UNDER CONSTRUCTION WĀNAKA & CENTRAL*

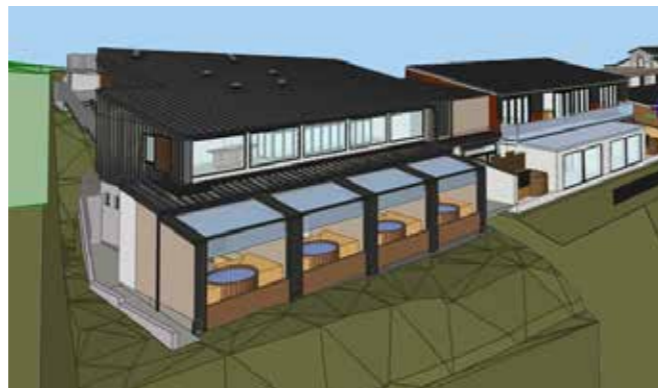
A new project has kicked off in November 2024 for the Wānaka & Central region right in the heart of Three Parks. The mixed use development presents a great opportunity to showcase what our Wānaka & Central team are capable of delivering along with some great exposure for the national company.

The development consists of a two storey commercial/retail structure and through the use of various façade treatments, the building will create the look of multiple individual buildings. Working in a high profile site with limited space, the team are set to deliver this project in 2025.



## *DHL WAREHOUSE UNDER CONSTRUCTION CANTERBURY*

Our Canterbury team has commenced work on a new warehouse facility for DHL Express in Dakota Park for Christchurch Airport. This new facility will enable DHL to further develop its freight operations out of Christchurch offering seamless connections to markets around the world.



## *ONSEN HOT POOLS UNDER CONSTRUCTION QUEENSTOWN*

Our Queenstown team is thrilled to return to Onsen Hot Pools with an exciting new extension project. This challenging endeavor includes adding four new hot pools, converting three existing pools into two massage rooms, and constructing new changing and staff facilities—all on a compact 280m<sup>2</sup> steep site overlooking the breathtaking Shotover River. Despite the limited space and lack of a laydown area, the team is making excellent progress toward the August 2025 completion.



## *NECTAR 1 & 2 UNDER CONSTRUCTION CANTERBURY*

The Nectar 1 and Nectar 2 projects are underway in the heart of Christchurch's city centre. Nectar 1 is a 1,600m<sup>2</sup>, two-story building featuring ground-floor retail (JD Sport) and first-floor office space (CBRE). Key features include a concrete raft foundation, Rib and Infill flooring, PIR roofing sheets, and frameless glass and aluminium-framed windows.

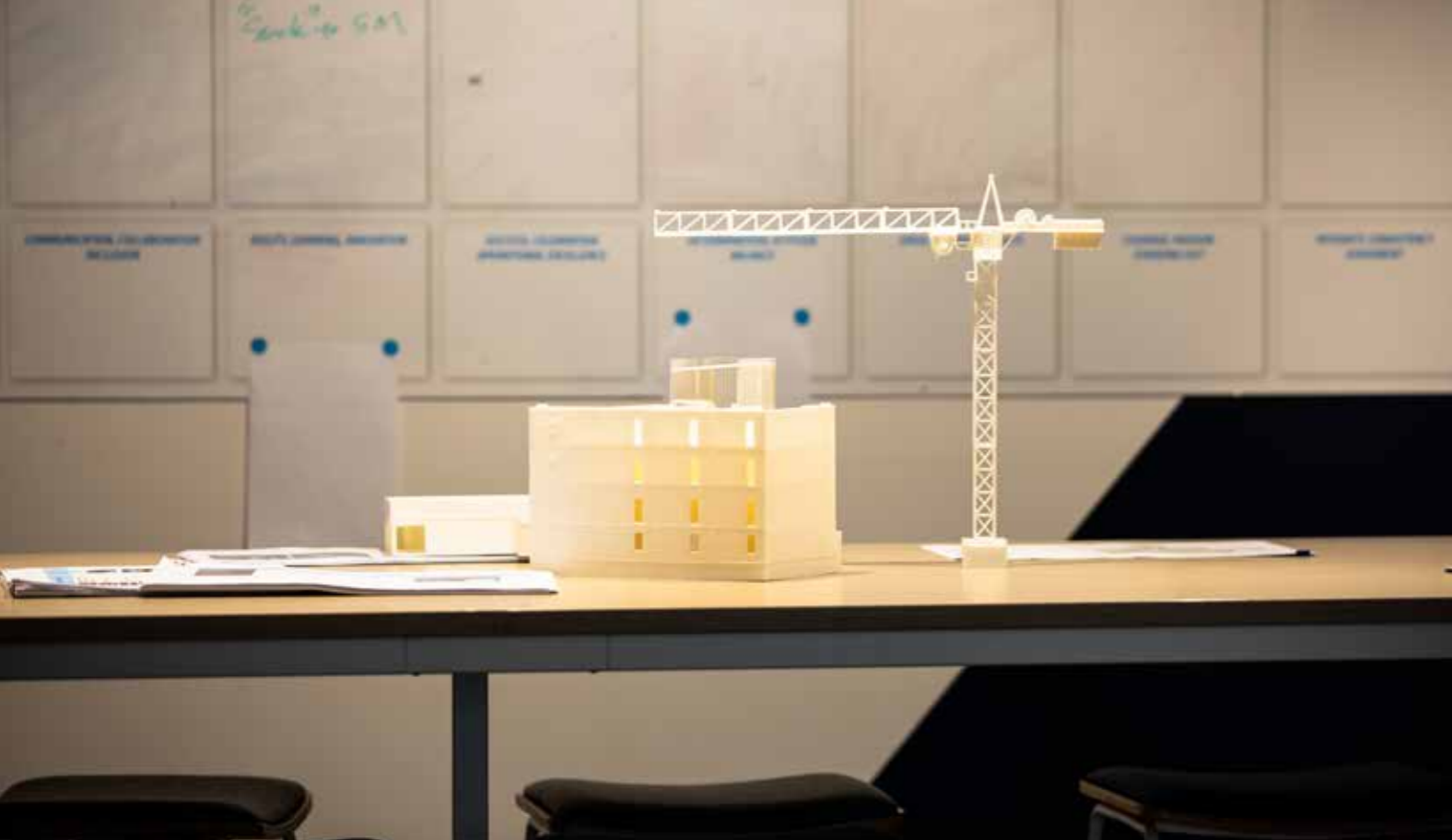
Nectar 2 is a 1,200m<sup>2</sup>, two-story commercial space with ground-floor retail (Sweaty Betty) and an unleased first-floor office. The ground floor was completed in six months, with tenant Sweaty Betty officially opening on November 7th. The project highlights adaptability and client-focused execution, with structural efficiencies such as TCMs in concrete panels to increase speed of install and contractor earlier management of contaminated ground conditions that fast tracked the foundation sequence.



## *SKYCITY UNDER CONSTRUCTION AUCKLAND*

The Auckland team is undertaking critical roof maintenance works on the H6 Roof at SkyCity. The project involved extensive scaffolding works raised by crane, under a partial closure of Hobson Street to facilitate safe access and operations.

The roof has been fully encased to provide a weather-tight environment, enabling the team to carefully remove the existing membrane and replace it with a durable, high-performance solution. These meticulous works underscore the team's commitment to delivering quality outcomes in a challenging and high-profile location.



*Te Puna o Whakaehu | Otago | DCC*

## THE RISE OF DESIGN & BUILD

- ✓ COMMUNICATION
- ✓ SPEED
- ✓ AGILITY
- ✓ COORDINATION
- ✓ TRUST
- ✓ PEACE OF MIND

The New Zealand construction industry is experiencing a transformative shift with the rising popularity of Design and Build (D&B) projects. This innovative approach is reshaping how construction projects are delivered, offering numerous benefits that are becoming increasingly attractive to clients, contractors, and consultants alike.

At the core of this evolution is the Early Contractor Involvement (ECI) procurement method, which allows contractors to lend their expertise early in the project lifecycle. This enables them to provide essential design advice and identify cost efficiencies during the pre-construction phase. However, the D&B model takes this a step further by placing the responsibility for the project's design firmly in the hands of the contractor. In this model, qualified designers and engineers work directly with the main contractor, allowing for a seamless integration of design and construction.

One of the most significant advantages of the D&B approach is the improved communication it fosters among clients, consultants, and contractors throughout both the design and construction phases. Unlike traditional competitive tender procurement methods, which often create barriers between stakeholders, D&B encourages collaborative development of the design from the outset.

By establishing a maximum budget at the beginning of the agreement, all parties are aligned in their goals, leading to smoother project execution during the construction phase.



*Munro Road | Queenstown | Tahuna Developments*



*ULD Racking | Auckland | AIAL*



*Upper Village | Queenstown | Engage Group*

Additionally, D&B models are associated with faster construction completion times. Traditional tendering processes can be time-consuming, often requiring lengthy bidding procedures that expose design flaws that necessitate costly redesigns. In contrast, the D&B approach promotes advanced pre-planning and design coordination, allowing for a more streamlined transition from design to construction. This proactive stance minimizes delays and ensures that projects stay on track.

Clients benefit significantly from entrusting design details to the design-builder and their team, particularly after the design phase concludes and construction begins. This level of trust, combined with a pre-agreed budget set at the project's outset, enhances accountability and allows for a more efficient use of resources. With the contractor in control of both the design and construction processes, they can effectively manage costs while ensuring that the vision aligns with the client's expectations.

As the construction industry continues to evolve, the rise of Design and Build projects signals a shift toward greater efficiency, enhanced collaboration, and improved project outcomes. By embracing this approach, clients can expect not only to save time and money but also to achieve superior results that meet their unique needs. The future of construction in New Zealand is indeed bright, with D&B leading the way.



One team with the desire to take on the world,  
transform the construction industry,  
and cement ourselves as a national leader.

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