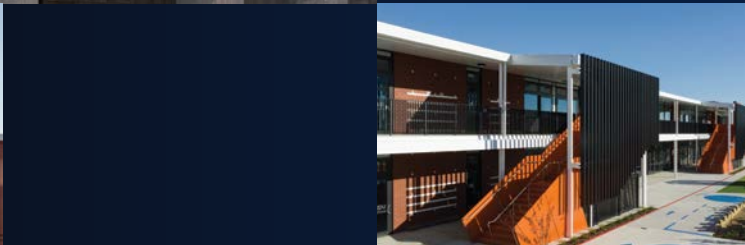




2022 Finalists

Property Council New Zealand
Rider Levett Bucknall Property Industry Awards





Celebrating 25 years of sponsorship

When Rider Levett Bucknall (RLB) commenced its support of the Property Industry Awards in 1997, many of the buildings that now shape our skylines, bring life to our cities and energy to local economies were still distant dreams or sketches on the drawing board.

Since then, the Property Council New Zealand has continued to recognise and reward excellence. And RLB has been the proud sponsor and supporter of the awards program for each of these 25 years.

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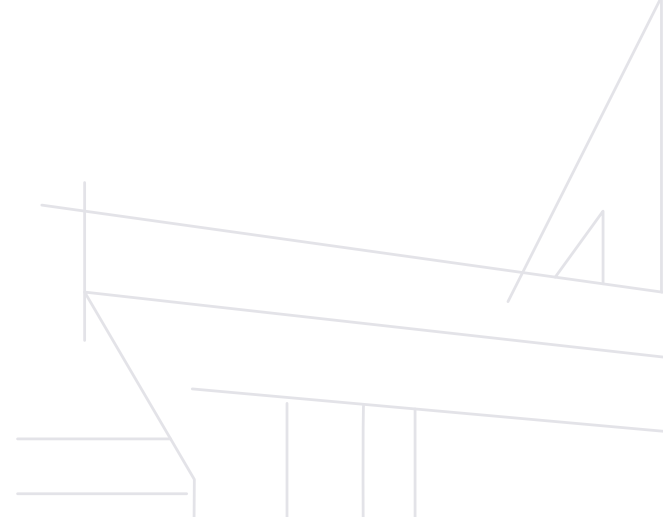
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“Sincere congratulations to all the winners of Property Council New Zealand Rider Levett Bucknall Property Industry Awards 2022. Each nominated project represents another big step forward towards a more sustainable future. I am, as always, impressed with the quality of projects nominated, and the wide team effort that ultimately transforms imagination into successful development. The passion these awards instil across every entrant is a highlight each year. I wish to acknowledge the contribution of my fellow Judges, and of course the Team at Property Council New Zealand, who year on year ensure these industry awards are a continued success.”

RICHARD ANDERSON
DIRECTOR, 2022 JUDGE
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Bringing Imagination to Life



2022 marks a quarter of a century since the prestigious Property Industry Awards began, celebrating the achievements of hardworking people who contribute to the continuing development and enhancement of New Zealand's built environment.

It's been two years since the pandemic disrupted the world, causing – quite frankly – havoc, and prompting sudden change in nearly all industries. The property industry has not been exempt from this disruption, with lockdowns, delays, projects going on hold, and a lack of human resources to actually get things built. Most recently, while we're out of lockdowns and almost everybody is now vaccinated, the number of people at any time isolating continues to fluctuate and have an impact on progress.

As such, all the 2022 projects are testament to the relentless positivity and hard work that the people in this industry are known for. Everybody in this room has been affected, and yet here we are, celebrating the completion of impressive property construction projects once again.

Many of the projects you see featured as part of these awards required extraordinary grit, collaboration, and collective will between key stakeholders in an arguably trying construction climate. We're so incredibly proud that all the development we are seeing continues to go ahead here in New Zealand. We know the construction industry here is helping set new standards for the built environment globally.

Congratulations to all the nominees for showcasing how agile, resilient, adaptive and determined our New Zealand property industry is. The growing focus on sustainability is also evidence of our rightful long-term focus on the horizon.

As principal sponsor, I acknowledge and thank the Property Council for their continued contribution to an industry producing ongoing prosperity, employment, and vibrant communities nationwide.

I acknowledge the national judges for their hard work, and the insight that I know goes into judging. They are experienced and engaged in their task, and I'm sure I speak on behalf of many in saying we are most grateful.

And finally, on behalf of RLB, I congratulate all the well deserving finalists for the prestigious Rider Levett Bucknall Supreme Award.

STEPHEN GRACEY
AUCKLAND MANAGING DIRECTOR

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NOMINATION

Warren and Mahoney Civic, Health and Arts Property Award

Aotea – Te Pokapū Aotea Centre, Auckland



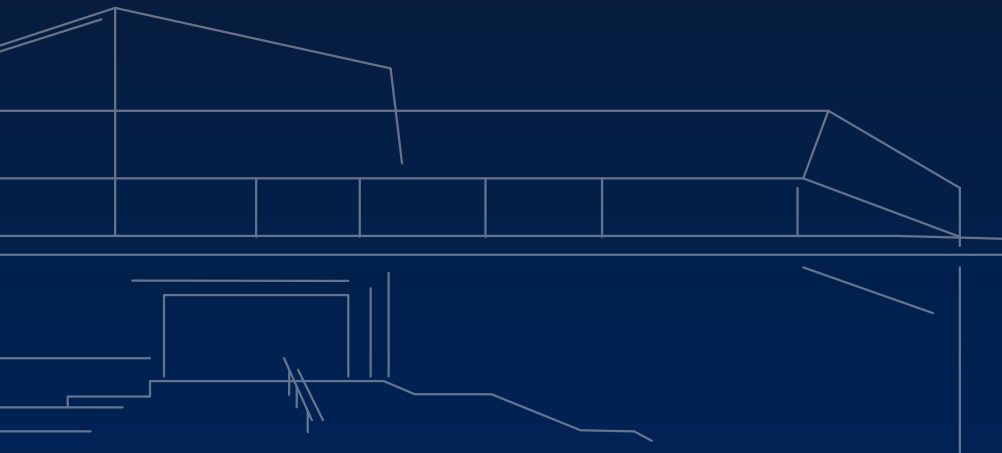
Auckland's cultural landmark Aotea Centre has been transformed following a \$67.5m, four-year refurbishment. The first major revamp for the centre since it opened in 1990. The principal project objectives were to modernise the overall building aesthetic, enhance accessibility and bring the serviceability and weathering performance up to the latest building standards, while maintaining the landmark status of the centre. Using high-end materials while recycling the original marble significantly transformed the internal feel of the building, but kept an ode to the original design. New operable walls, theatre access stairways, bars, and toilet facilities to further improve the operations and venue hire options of the multiple internal spaces. The exterior public spaces were significantly upgraded with new stainless-steel stanchions, glass balustrades and floating deck tiles. The highlight of the project was the bespoke designed interlocking stainless steel cladding system which casts a contrasting silhouette to the surrounding buildings in the CBD.

Client	Regional Facilities Auckland Limited
Architect	Ignite Architects
Services	Quantity Surveying
Director	Geoff Speck



“

The realm of the performing arts is essential to a self-reflective, well-functioning society. The value of a modern and cutting-edge performing arts facility is immense, and provides a profound experience for both the arts creator and the arts consumer. I have no doubt the revitalised and quite stunning Te Pokapū Centre will prove to be a pivotal performance venue for Auckland for decades to come. ”





Geoff Speck
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NOMINATION

Warren and Mahoney Civic, Health and Arts Property Award

Wakefield Hospital – Stage 1, Wellington



Spanning over 22,214 sqm of site area, Evolution Healthcare and Vital Healthcare Property Trust have undertaken significant investment rebuilding Wakefield Hospital, a leading surgical hospital. Located in the heart of Wellington, the new hospital has key building design elements, including clever material choices which meet modern healthcare standards and healthy indoor environments. Evolution and Vital have built Wakefield using innovative techniques, sustainable materials, and smart choices that create a healthy environment that is safe, energy efficient and provides best clinical outcomes for patients and staff. One highlight of the design is the full base isolation of the building over split isolation planes. This provides a safe operating environment with high resilience and minimum downtime should a major seismic event occur.

Client	Vital Healthcare Property Trust
Architect	HSPC (Australia) and CCM Architects (New Zealand)
Services provided	Quantity Surveying
Director	Bevan Hartley

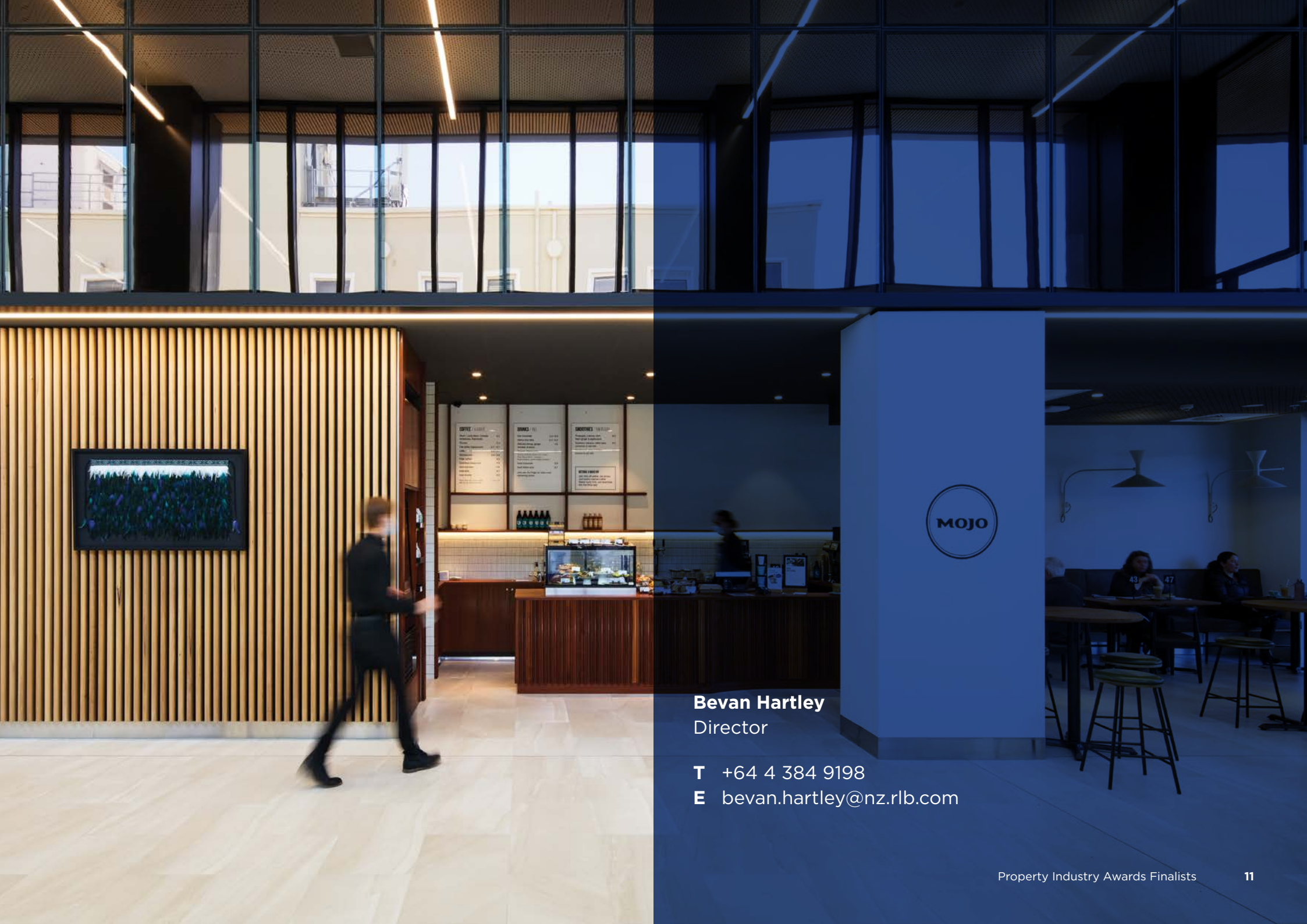




“

Improving patient care is a priority for all health care providers to achieve high patient satisfaction and ensure staff have high quality facilities to enhance patient care. Wakefield Hospital’s investment in upgrading and extending their existing facilities is key to achieving goals for patients and staff into the future. ”





Bevan Hartley
Director

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NOMINATION

RCP Commercial Office Property Award

Brandon House,
149 Featherston Street, Wellington

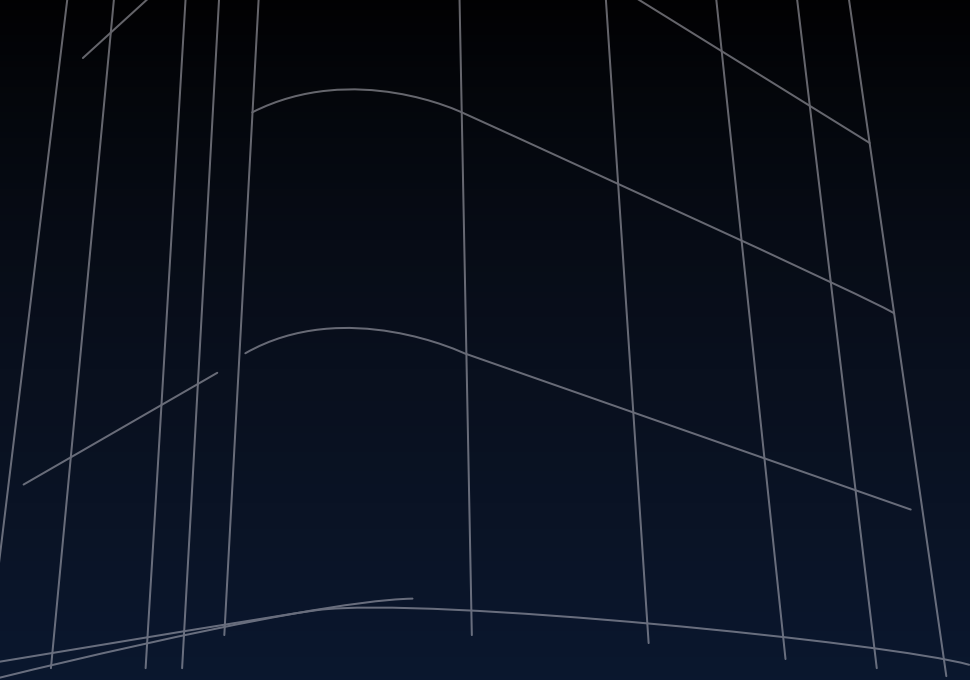


this 1960s office building has been fully stripped back to the concrete structure and refurbished as boutique office accommodation. This holistic approach to refurbishment halved the embodied carbon compared to a new-low carbon build alternative. An additional three floors were added in timber construction, allowing for a penthouse office accommodation on the top floor with views to Wellington Harbour. Once known as the Leaders building, and originally 9 storeys, Brandon House now stands 11 storeys tall in the heart of Wellington's CBD. This high-rise now provides 10 floors of rentable office space with a retail letting space on the ground floor. The existing building was reclad in a modern fully glazed façade and the top two additional floors were constructed out of a steel and LVL structure. This structure was secured to the existing building by drilling down into the existing columns 8 metres to epoxy in the anchor rods. Brandon House has been strengthened to 100% NBS and all building plant and mechanical services have been upgraded.

Client	Robt. Jones Holdings Limited
Architect	Studio Pacific Architecture
Services	Quantity Surveying
Director	Cameron Whyte



Located on the north-facing corner of Brandon and Featherston Streets, Brandon House is almost unrecognisable after the completion of major renovation and strengthening works. Originally destined for demolition and reconstruction,



“

Versatility, innovation, style, and function are the hallmarks of Brandon House, with application across ten floors of rentable office space. Designed to both inspire workers and elevate business, vital needs are met and exceeded while offering the extra touches that create unique, boutique offices and workspaces. ”





Cameron Whyte

Director

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NOMINATION

RCP Commercial Office Property Award

Generator NZ, Wellington



Client	Precinct Properties
Architect	Warren & Mahoney
Services provided	Quantity Surveying
Director	Bevan Hartley



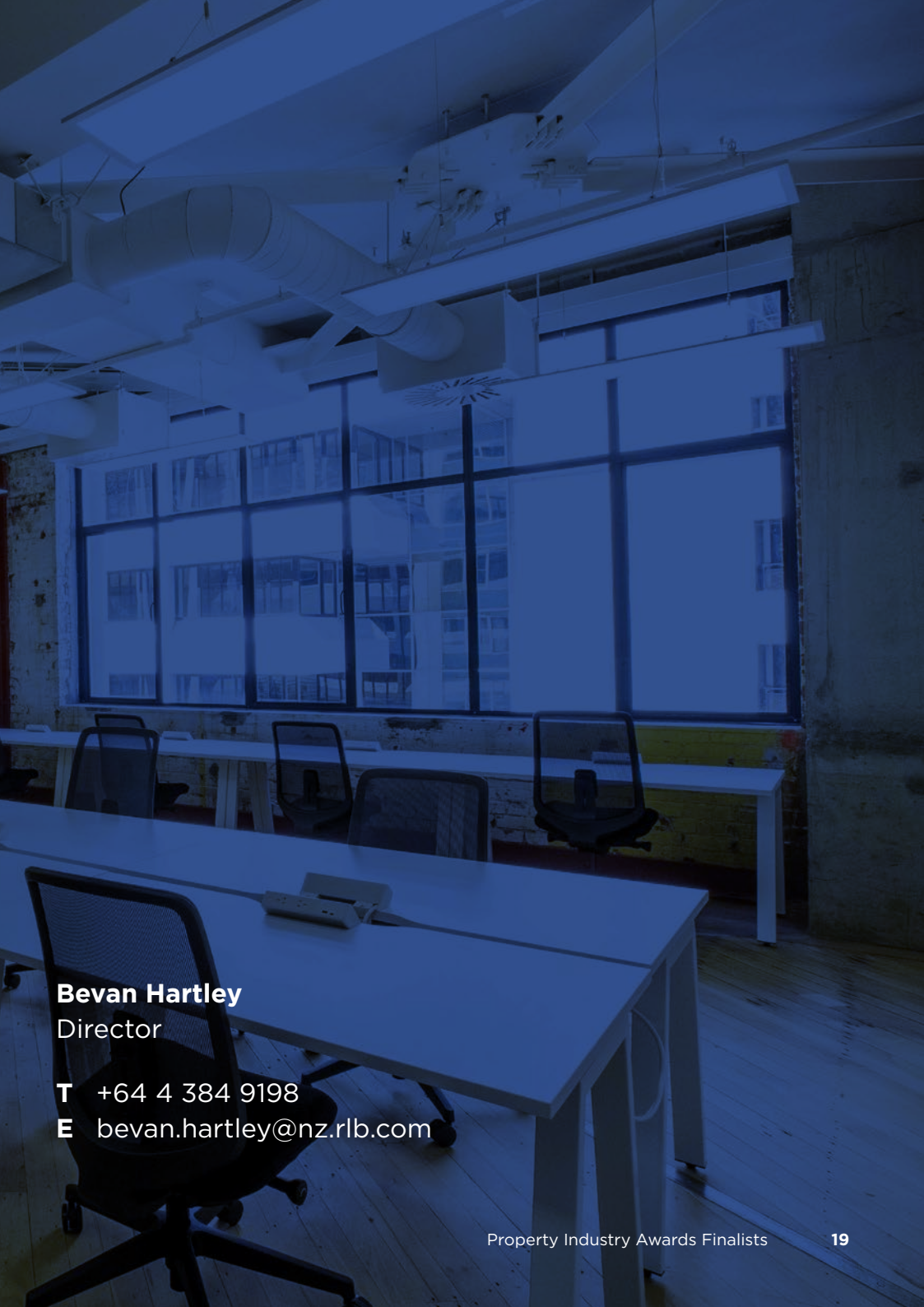
Built in 1927, 30 Waring-Taylor is an iconic Wellington building. Precinct acquired the building in 2019 with the intent to redevelop and refurbish for the launch of Generator into the Wellington market. Celebrating the reuse and repurpose of the existing building was an integral ambition of the design. Seismically upgraded and certified to 100% NBS standards, the project provided a newfound resilience for the future, while taking great steps to touch the building lightly and reveal its inherent historical character. 30 Waring-Taylor has been transformed, setting a new standard in shared workspace solutions. Opening with 90% occupancy, the offer and design has been welcomed by the Wellington market. The building has a GFA 2,587 sqm on a 571 sqm site and is targeting a 5 Star Greenstar rating and Star NABERSNZ rating. A key highlight of the development is the commercial success and delivery to programme despite significant challenges.



“

Generator will be home to the sort of infrastructure, design and amenity usually only found in a big corporate, setting a new standard for flexible office space in which to supercharge smart Wellington SMEs. The aim was to deliver a vibrant environment to facilitate networking, collaboration, event, activation, and socialising opportunities so employees want to come to work. The finished product is a great new working venue that makes everybody involved really proud. ”





Bevan Hartley
Director

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NOMINATION

Greenstone Group Education Property Award

Paerata, Auckland



Client	Ministry of Education
Architect	ASC Architects
Services provided	Quantity Surveying
Director	Chris Haines



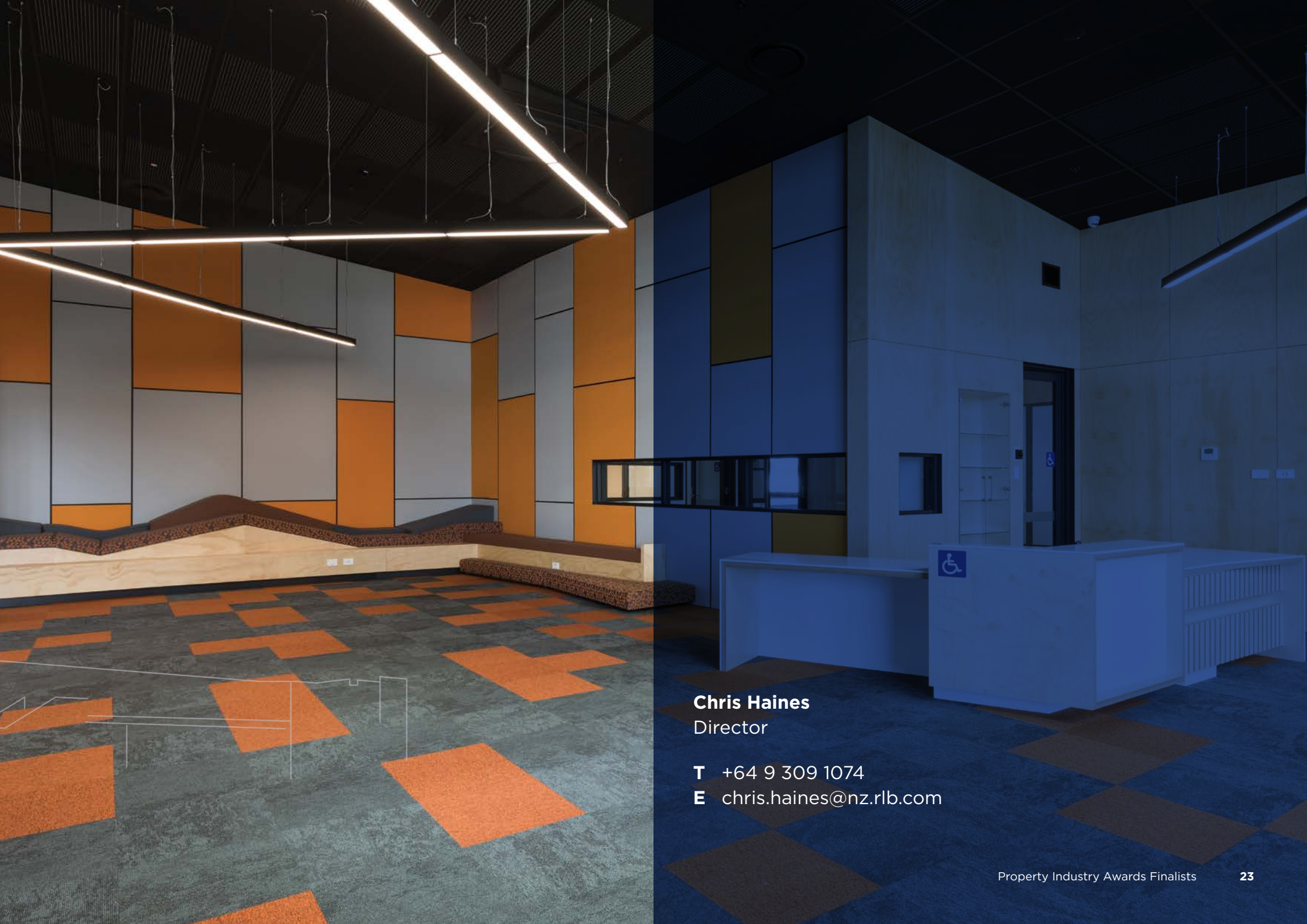
Paerata School is a brand-new primary school facility located in the developing suburb of Paerata Rise, to replace the existing and outdated Paerata School facilities located at another nearby site. The initial build caters for 370 students. Paerata School shares a similar design with nearby Tamaoho School, another brand-new primary school facility that was designed, documented, and constructed by the same team simultaneously as part of the same project. The key requirement of the brief was to acknowledge that learners learn in different ways. This diversity in learning is likely to increase over time as education keeps pace with changes taking place in Aotearoa. Innovative learning environments were designed to provide multiple educational methods to encourage and foster openness, collaboration, and connectivity in all aspects of school life. The learning spaces were also designed to maximise connection to the exterior learning central courtyard at the heart of the school.



“

The new teaching spaces at Paerata are flexible and innovative, and the school facilities allow for heightened connectivity and practical use within the community. A whole-of-life approach was embraced by the hardworking and collaborative consultant teams, with great outcomes for the wide range of stakeholders. ”





Chris Haines
Director

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NOMINATION

Greenstone Group Education Property Award

Tamaoho School, Auckland



Tamaoho School is a brand-new primary school facility situated in the developing suburb of Belmont, Pukekohe. The initial build caters for 370 students, including students from the integrated BLENNZ, BLENNZ Visual Resource Centre and Parkside special needs units. Tamaoho School shares a similar design with nearby Paerata School, another brand-new primary school facility that was designed, documented, and constructed by the same team simultaneously as part of the same project. The key requirement of the brief was to acknowledge that learners learn in different ways. This diversity in learning is likely to increase over time as education keeps pace with changes taking place in Aotearoa. Innovative learning environments were designed to provide multiple educational methods to encourage and foster openness, collaboration and connectivity in all aspects of school life. The learning spaces were also designed to maximise connection to the exterior learning central courtyard at the heart of the school.

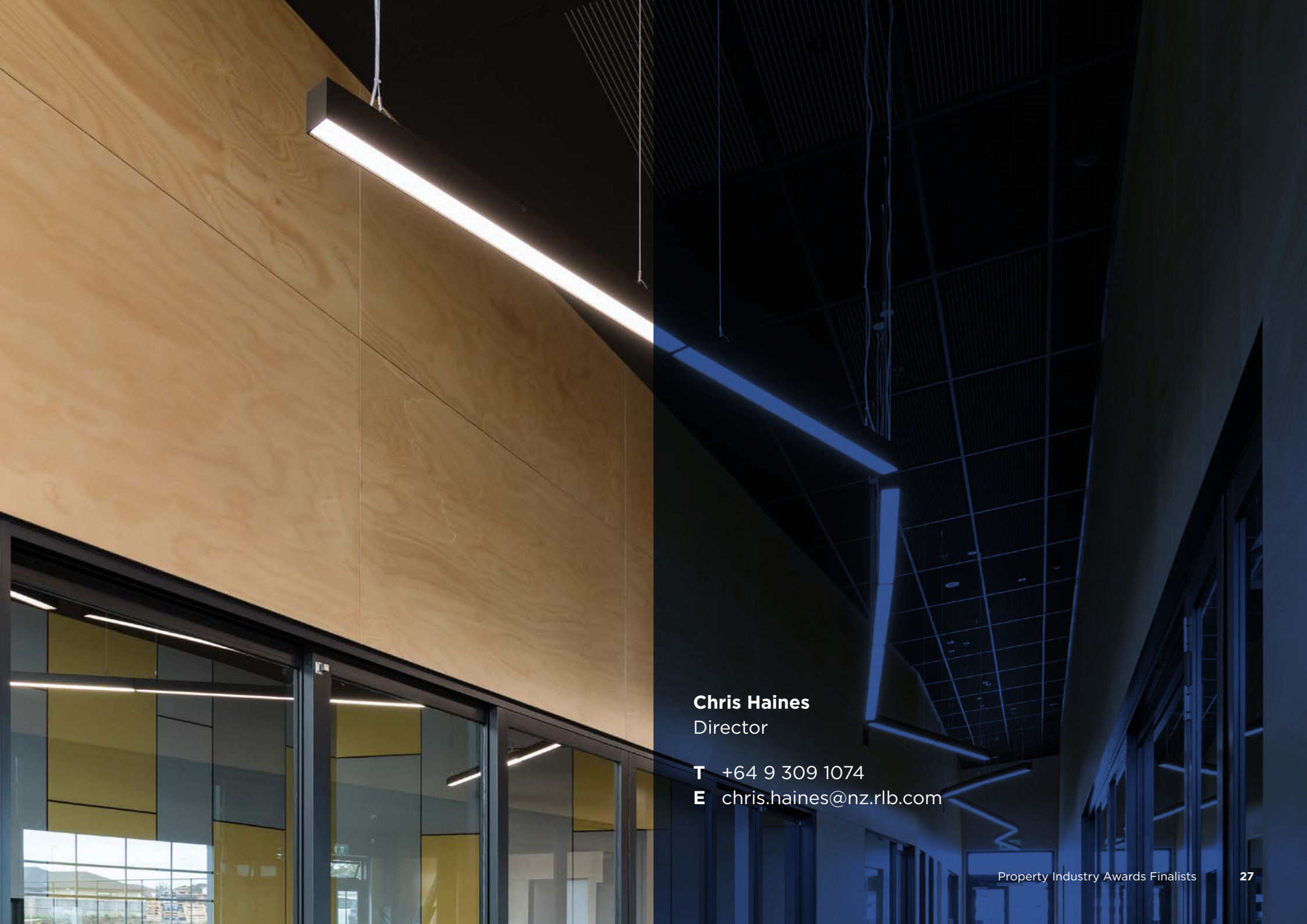
Client	Ministry of Education
Architect	ASC Architects
Services provided	Quantity Surveying
Director	Chris Haines



“

Like at Paerata, the abundance of covered walkways, decks and meeting spaces at Tamaoho increase the opportunity for outdoor learning throughout the school. The other teaching spaces are flexible and innovative, and the school facilities allow for heightened connectivity and practical use within the community. The two schools are each a real community asset and achievement. ”





Chris Haines

Director

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NOMINATION

Resene Green Building Property Award

Generator NZ, Wellington



Client	Precinct Properties
Architect	Warren & Mahoney
Services provided	Quantity Surveying
Director	Bevan Hartley



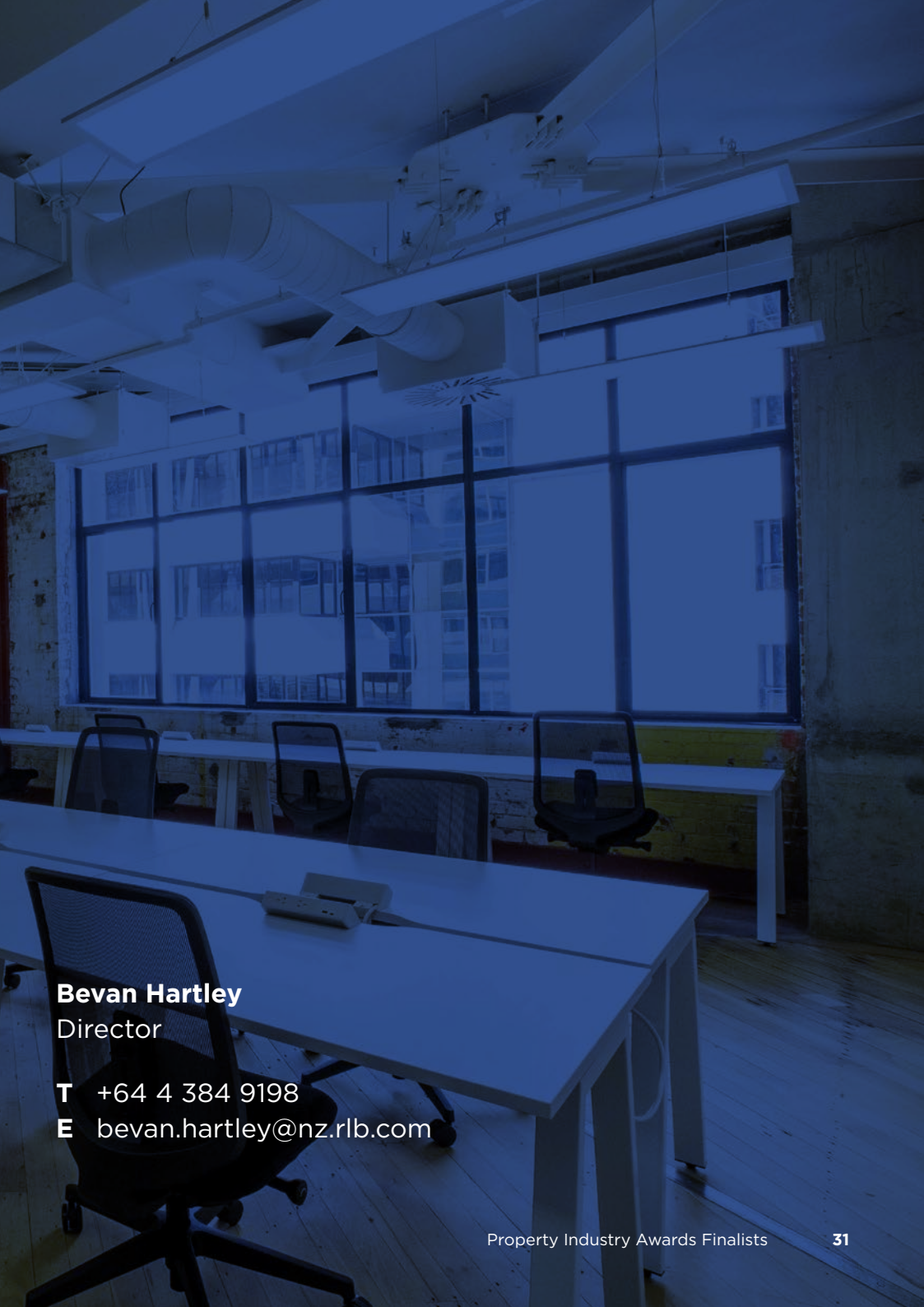
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Bevan Hartley
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NOMINATION

Naylor Love Heritage and Adaptive Reuses Property Award

Generator NZ, Wellington



Client	Precinct Properties
Architect	Warren & Mahoney
Services provided	Quantity Surveying
Director	Bevan Hartley



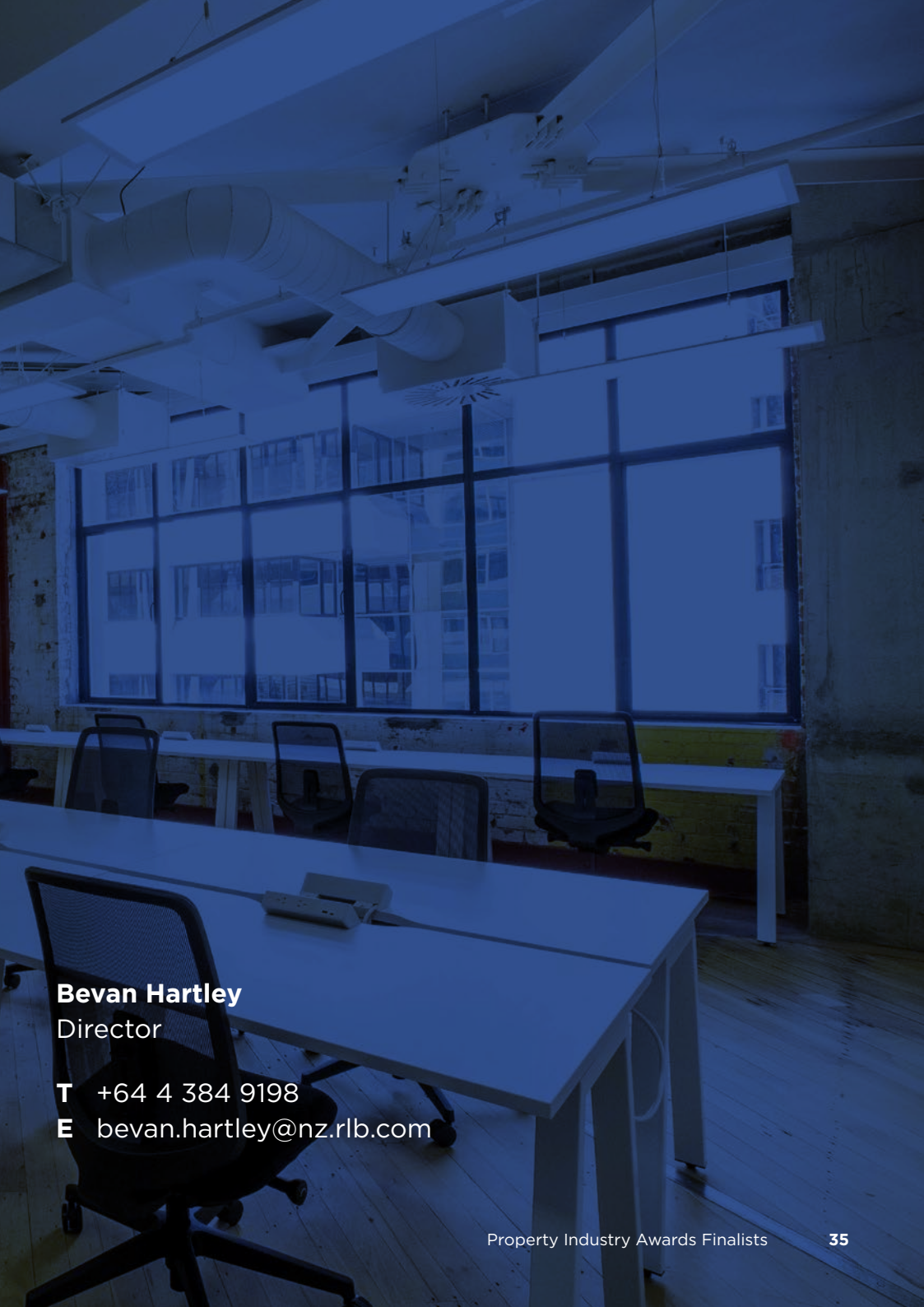
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NOMINATION

Warren and Mahoney Civic, Health and Arts Property Award

Hellmann, Auckland



Client	Auckland International Airport Ltd (AIAL)
Architect	JWA
Services provided	Quantity Surveying
Director	Josh Tattley



Hellmann Worldwide Logistics' purpose built 16,400 sqm facility is another standout development by Auckland Airport, enhancing their reputation as leading developers and reinforcing the Landing Business Park's reputation as a premium location for global logistics companies.

The 29,000 sqm site is prominently positioned, being highly visible from Percy Café – the 'hub' of the Landing, and therefore demanded a bold design which JWA delivered on. The striking sharp angles are a nod to the existing Hellmann building on the corner of George Bolt Memorial Drive and Landing Drive and tie the two facilities together. Incorporating sustainability was key and once certified, the building will achieve 4 Star Green Star rating. This is a first-class industrial property, which delivers on its two key objectives: 1. To provide Hellmann with a modern and flexible home, and 2. To deliver a financially sound (16% under budget, 45% development margin), attractive and enduring property investment asset for AIAL.



“

Warehouses are often considered simple and understated buildings. However, the Hellmann development goes above and beyond to dispel this myth, with 4 Green Star credentials, and a captivating office façade, all delivered on time and under budget via a collaborative procurement approach with trusted partners. ”



Josh Tattley

Director

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CORDIS

NOMINATION

Holmes Consulting Group Tourism and Leisure Property Award

Cordis Hotel, Auckland



The new 17-storey landmark Pinnacle Tower completes the redevelopment of Cordis Auckland, making it the largest hotel in New Zealand with a total of 640 rooms and suites. The prominent site on the Karangahape skyline plays a defining role in the design, which draws inspiration from the distinct identity of Tāmaki Makaurau, while showcasing the global brand’s world-class hospitality. Transforming the site of a former carpark and circulation road, this project is a long-term investment which maximises the developable envelope of this prime site. The Tower provides an additional 244 guest rooms with panoramic views, alongside an expanded range of hospitality and function amenities. These are versatile in design, with multi-purpose inter-connecting rooms offering increased flexibility. Adaptive reuse of the existing hotel has significantly improved spatial utilisation and operational benefits. Matching existing 2,525 mm floor-to-floor heights on lower floors maximises room density and achieved an additional floor within the height limit.

Client	Great Eagle Development and Project Management Ltd, Hong Kong
Architect	Jasmax
Services provided	Quantity Surveying
Director	Richard Anderson





“

As technology and social media reshape tourism, building loyal customers and long-term assets has become more complex in a world of constant change. We know consumers crave unique local experiences and dynamic destinations – the secret is to create memorable places for people to escape to from daily life. The exemplar hotel spaces Cordis has created offer new opportunities, new experiences, and luxury comfort. ”



CORDIS

Richard Anderson
Director

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NOMINATION

Warren and Mahoney Civic, Health and Arts Property Award

The Green, Food & Beverage Precinct – Central Park



‘The Green’ is a new hospitality precinct situated at Central Park in Greenlane, Auckland. The precinct consists of six food and beverage tenancies and expansive outdoor seating zones, surrounded by a vast landscaped recreational plaza. Established as a public space, The Green can accommodate an array of events and activities, featuring a large outdoor screen, play zone, BBQ area and more. The objective of the 5,250 sqm development was to increase the level of amenity on offer to the circa 70 office tenancies at Central Park and further enable additional development opportunities at the site. This was achieved by transforming an old car park into a vibrant people-centric ‘place’. Situated by the park’s main entrance, the project has elevated the arrival experience through its inviting public realm, improved wayfinding and seamless pedestrian connectivity. The park now has a central focal point where all the action is.

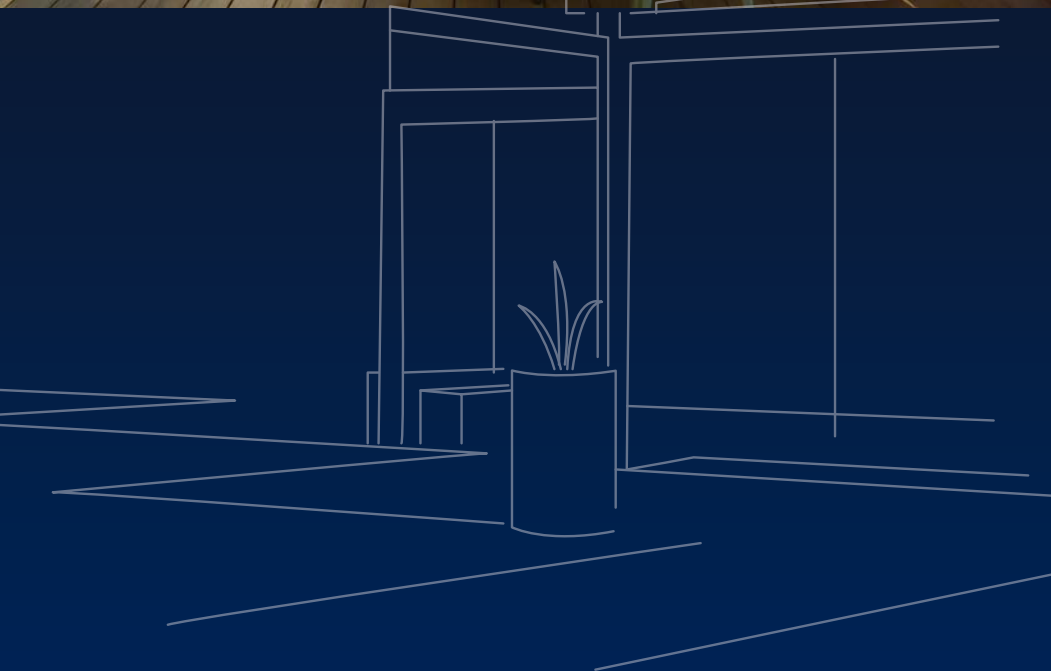
Client	CP Auckland LP (a joint venture between Oyster Property Group & KKR)
Architect	CAAHT Studio Architects
Services provided	Quantity Surveying
Director	Josh Tattley

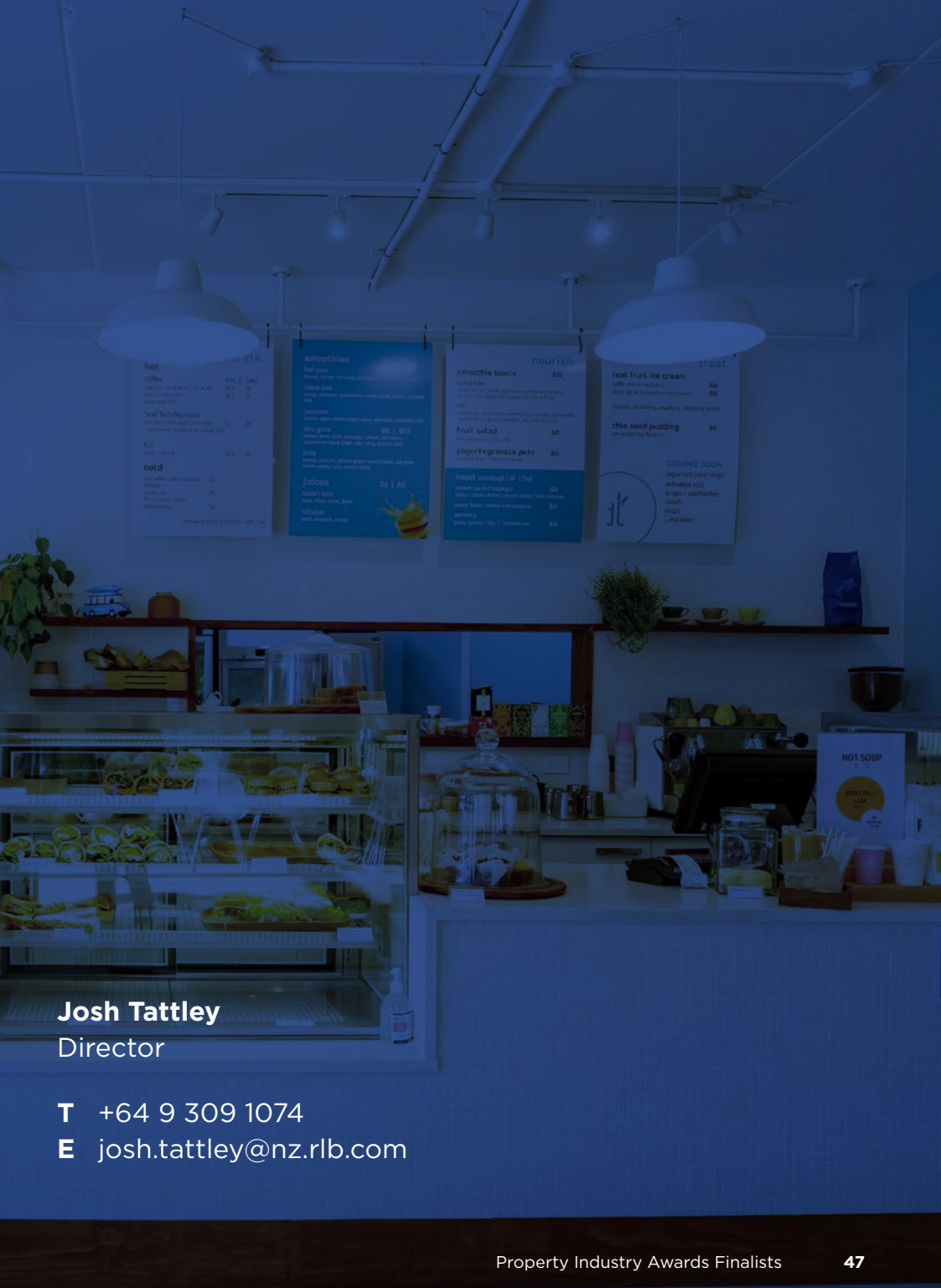




“

Replacing the podium carpark with a vibrant, people-centric place required the team to think outside the square. The precinct has now been firmly established as an agile and activated public space that can accommodate an array of activities. Featuring a large outdoor digital screen and a strong F&B offering, it has the ability to be an events space, play zone, BBQ area and the heart of the Central Park Precinct while inspiring community pride and enhanced connectivity. ”





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