

2021

Finalists

Property Council New Zealand
Rider Levett Bucknall Property Industry Awards



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The Property Council New Zealand Rider Levett Bucknall Property Industry Awards once again showcases an exceptional standard – and this made for challenging judging across all categories.

All projects nominated are outstanding and deserve our admiration. But there can only be one Best in Category winner in each category – and just one project crowned the ‘best of the best’.

This year’s recipient of the Rider Levett Bucknall Supreme Award will join an elite company of extraordinary projects. In 2020, Waste Management NZ Limited’s Auckland headquarters took home the top award for driving spectacular sustainability outcomes. In 2019 Tūranga, the new public library in Christchurch, was crowned for capturing the values of a resilient city and catalysing redevelopment. And Wellington’s Waikoukou gained applause in 2018 for transforming two separate, dysfunctional buildings into an integrated, inspiring office space.

Awards aren’t just about applause – they also elevate our entire industry. As a long-standing judge in this prestigious event, I would like to extend my sincere and heartfelt congratulations to all submitters and all award winners alike. Together, our industry continues to create value for building owners, users and the wider community.

RICHARD ANDERSON
DIRECTOR, 2021 JUDGE
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For 24 years, the Property Council and RLB have partnered to present our nation's most prestigious property industry awards.

RLB is proud to sponsor these awards, once again, and to celebrate the vision, leadership and dedication behind an exceptional built environment in Aotearoa New Zealand. The impressive projects on show this year are a true testament to the hard work of the teams involved, and reflect RLB's values of 'bringing imagination to life'.

The projects shortlisted demonstrate what can be achieved when strong teams work together towards a shared goal. Each person involved in the finalist projects tonight can be proud of the results of their hard work, regardless of award outcomes.

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

I also acknowledge the national judges for their hard work, and the care and insight that I know goes into judging. Thank you.

And finally, on behalf of RLB, I congratulate all the finalists for being in the running for the prestigious Rider Levett Bucknall Supreme Award. Best of luck!

STEPHEN GRACEY
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NOMINATION

Holmes Consulting Group Tourism and Leisure Property Award

Flare Bar, SkyCity Auckland



Client	SkyCity Auckland Limited
Architect	Moller Architects Limited
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Richard Anderson



The Flare Bar, located on SkyCity’s Main Gaming Floor is a newly refurbished, full format, high quality 640 square-metre bar. The facility encompasses three efficient yet stylish food and beverage offerings.

The unique design features include; multi-layered gold mesh screening, lit from within by RGB SD lighting together with rotating mirror balls to provide movement and colour variation through computer programmed sequencing; a stylish boutique champagne bar and a large entertainment space, able to host up to 250 patrons.

The project was completed in a live, 24 hour, 7 day a week operation and also when New Zealand was in COVID-19 lockdown. Despite these challenging working conditions, the project was delivered on time and under budget.



“

Behind Flare Bar's glamorous finish – and its bar that stretches to almost 50 metres – is an innovative design that inspires. ”

Richard Anderson
Director

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NOMINATION

Holmes Consulting Group Tourism and Leisure Property Award

Food Republic, SkyCity Auckland



Client	SkyCity Auckland Limited
Architect	Moller Architects Limited
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Richard Anderson



Food Republic is the principle food offering for SkyCity’s Main Gaming Floor, offering a wide variety of food styles.

The architectural response for the 460 square-metre area was for a fresh and natural environment using timbers for the open trellis ceiling, a solid timber floor interspersed with ceramic tiling and natural live planting. The theming and layouts were a careful collaboration between SkyCity and the architect to maximise efficiency for food preparation, cooking, display and delivery to the patrons. Food Republic is about a celebration of casual dining with a rich variety of styles and tastes.

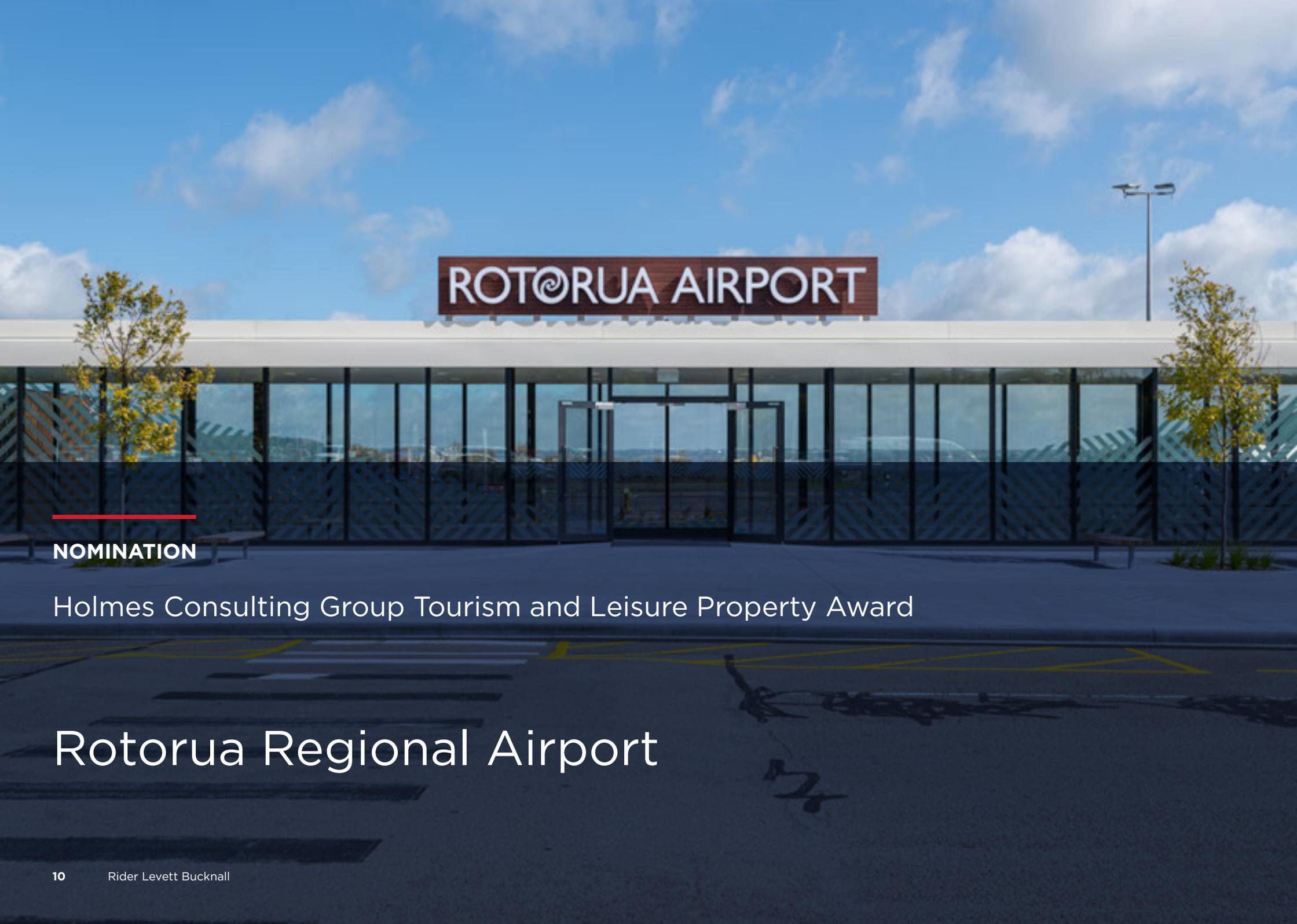
Design has been carefully considered and created to provide a restful series of spaces incorporating banquette seating, planter divisions to articulate the spaces and precise detailing for food display and menu presentation.



“
Food Republic is a fresh new area,
with a light and open space offering
a range of international cuisines for
SkyCity casino visitors to enjoy. ”

Richard Anderson
Director

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The image shows the exterior of the Rotorua Regional Airport terminal building. A large, dark brown sign with the words "ROTORUA AIRPORT" in white capital letters is mounted on the roofline. The building features a long, low profile with a wide glass facade. The glass is partially obscured by a decorative metal screen with a repeating geometric pattern. In the foreground, there is a paved area with yellow and white markings, and two young trees with green and yellow leaves are planted on either side of the entrance. The sky is blue with scattered white clouds.

ROTORUA AIRPORT

NOMINATION

Holmes Consulting Group Tourism and Leisure Property Award

Rotorua Regional Airport



Client	Rotorua Regional Airport
Architect	GHD
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Richard Anderson



The design caters for growth in passenger numbers and improves the airport experience for visitors. The new airport terminal creates a gateway to Rotorua reflecting the region, enabling people to be welcomed and farewelled with the Manaakitanga (hospitality) that Rotorua was built on.

The rebuilding project will ensure the airport meets current building, health and safety and airport operational and security requirements, including earthquake strengthening regulations, as well as positioning the operation for the future.

“

This significant upgrade modernises and future-proofs Rotorua Airport, while meeting new security and seismic strengthening requirements. ”

Richard Anderson
Director

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NOMINATION

Holmes Consulting Group Tourism and Leisure Property Award

SkyCity VIP Gaming, Auckland



Client	SkyCity Auckland Limited
Architect	Warren and Mahoney Architects
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Richard Anderson



SkyCity's new VIP Gaming is located in the upper levels of the SkyCity Hotel and consists of Ultra, VIP Black, EIGHT and Horizon.

The spaces total an area of 2,890 square metres and are focused on luxury, opulence and comfort to create an outstanding customer experience. The design of the spaces was formed around Feng Shui principles and a hierarchy of curated materials aligned with the VIP environment.

Some key features include the prevalence of curves in the design to assist the flow of ch'i; water features placed to activate prosperous ch'i; a custom designed hanging chain mail ceiling feature to incorporate lighting and hiding ceiling services. Furthermore, a raised access floor in gaming environments allows for future changes to the layout.



“ Valued customers are at the heart of SkyCity VIP Gaming, which offers a luxury private environment to surpass all expectations. ”

Richard Anderson
Director

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NOMINATION

Holmes Consulting Group Tourism and Leisure Property Award

Te Hono – New Plymouth Airport Terminal





Client	Papa Rererangi i Puketapu Ltd (PRIP)
Architect	Beca Architects
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Stephen Gracey



Te Hono - New Plymouth Airport Terminal was a significant project for the region and an exciting opportunity to collaborate with local hapu Puketapu to create a site-specific response that is distinctly Taranaki.

It was important to understand that as tangata whenua, Puketapu have a deep bond to the airport site. In the 1960s, their lands were taken unceremoniously under the Public Works Act to build the original airport. This new 4,000 square-metre airport terminal building was an opportunity to step well beyond the normal consultancy role to establish an inclusive design process that would both acknowledge and transcend the conflicts of the past.

Te Hono is like no other airport terminal and could not be meaningfully placed anywhere else. It is unique in its storytelling and exclusive contemporary toi tangata. It is distinctly Taranaki, rich in meaning, cultural heritage and collaboration.

“

The design of the new airport was created with the stories of the ancestral land and people woven throughout to provide a gateway that welcomes the future and honours the past. ”

Stephen Gracey
Managing Director

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NOMINATION

Templeton Group Multi-Unit Residential Property Award

University of Auckland – Waipārūrū Hall



Client	University of Auckland
Architect	Warren and Mahoney Architects
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Chris Haines



Waipārūrū Hall is the new hall of residence for the Auckland University offering housing for the school leavers in 786 stylish bedrooms across two towers. Each floor has shared bathroom facilities and communal space for both recreation and study.

This is further enhanced by gyms, meeting rooms, laundry facilities and ‘my kitchen’ area in addition to a large commercial kitchen that can cater to 1,200 students per meal in a new dining concept that offers a wide variety of foods from different cuisines.

Located on the edge of the university campus, the tight cul de sac site of 3,070 square metres is on a 45-degree bank heading down towards the motorway, has a 104 meter street frontage and is only 37 meters wide at the widest point. Over 7,000 cubic meters of soil, rock and rubble was removed to create the flat site ready for piling and the twin podiums for the 14 and 12 storey towers.



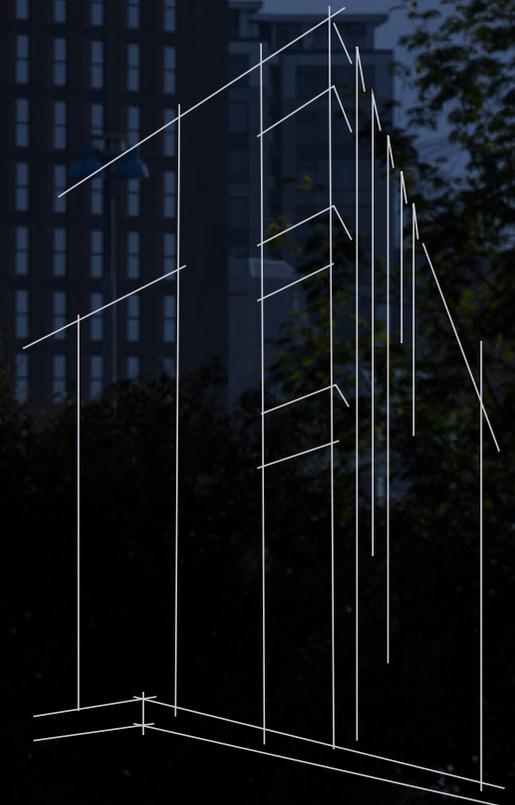
“

The project creates an environment that fosters learning with the design of communal space influenced by pedagogy, workplace and hospitality design. ”

Chris Haines
Director

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NOMINATION

CBRE Industrial Property Award

Fisher & Paykel Healthcare, Auckland



Client	Fisher & Paykel Healthcare
Architect	Warren and Mahoney Architects
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Hamish Dackers



The Daniell Building is a new 54,000 square-metre manufacturing, workplace, research and distribution facility built for Fisher & Paykel Healthcare at their East Tamaki site in Auckland. It is the fourth building on the campus, set in planted and landscaped grounds and represents an evolution of the existing design language.

The new facility includes workspace to support 700 staff in an open plan environment; over 4,000 square metres of manufacturing space, laboratories, cafeterias, car-parking, end of trip facilities; and a dedicated distribution centre to supply Fisher & Paykel Healthcare’s global market.

For Fisher & Paykel Healthcare, the challenge was to deliver a work environment which would support their continuous improvement culture. Fisher & Paykel Healthcare’s purpose is about improving care and wellbeing for people and this building enables the organisation to continue developing and delivering world-leading healthcare solutions, whilst providing their staff with a supportive environment to do so.

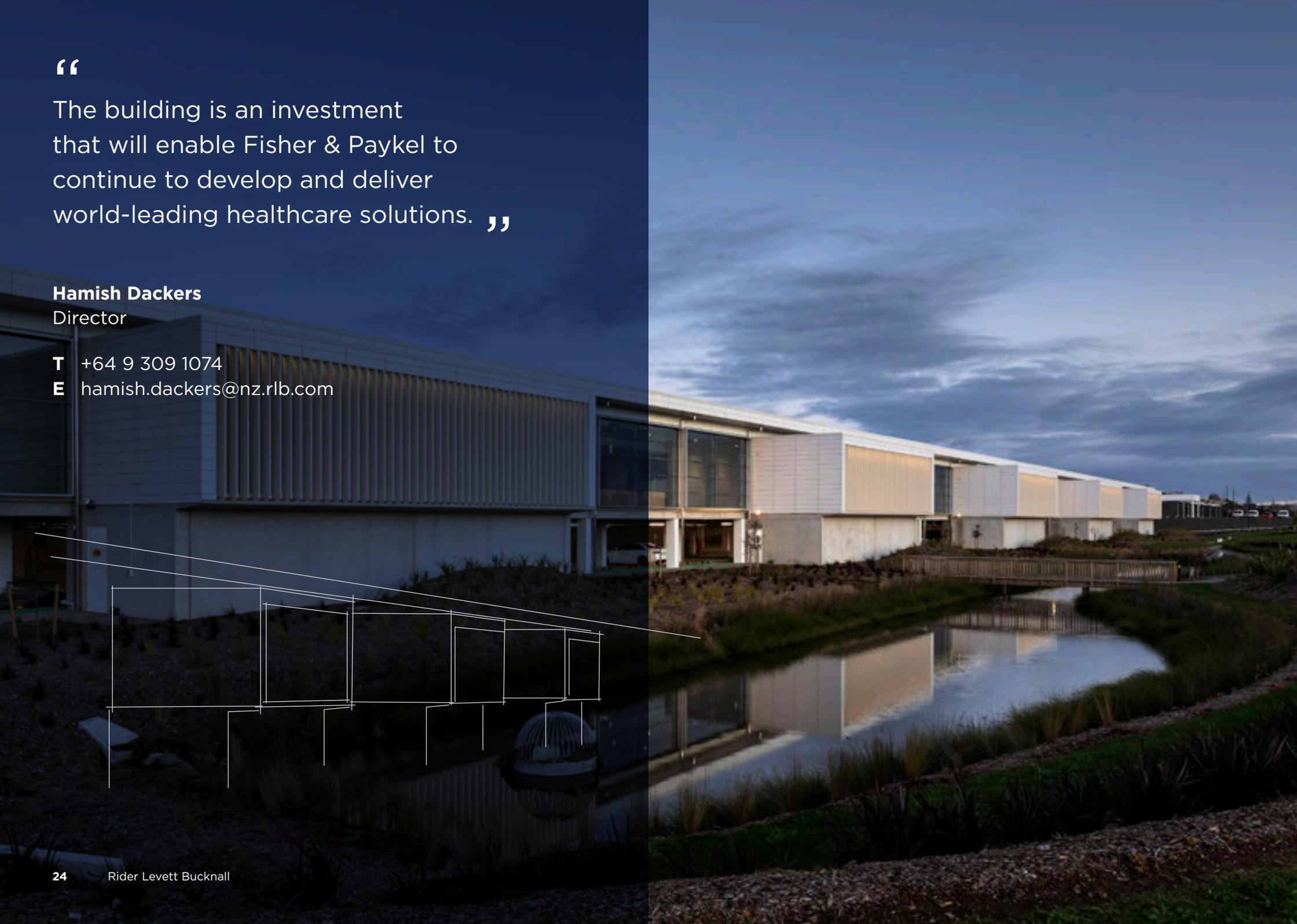
“

The building is an investment that will enable Fisher & Paykel to continue to develop and deliver world-leading healthcare solutions. ”

Hamish Dackers
Director

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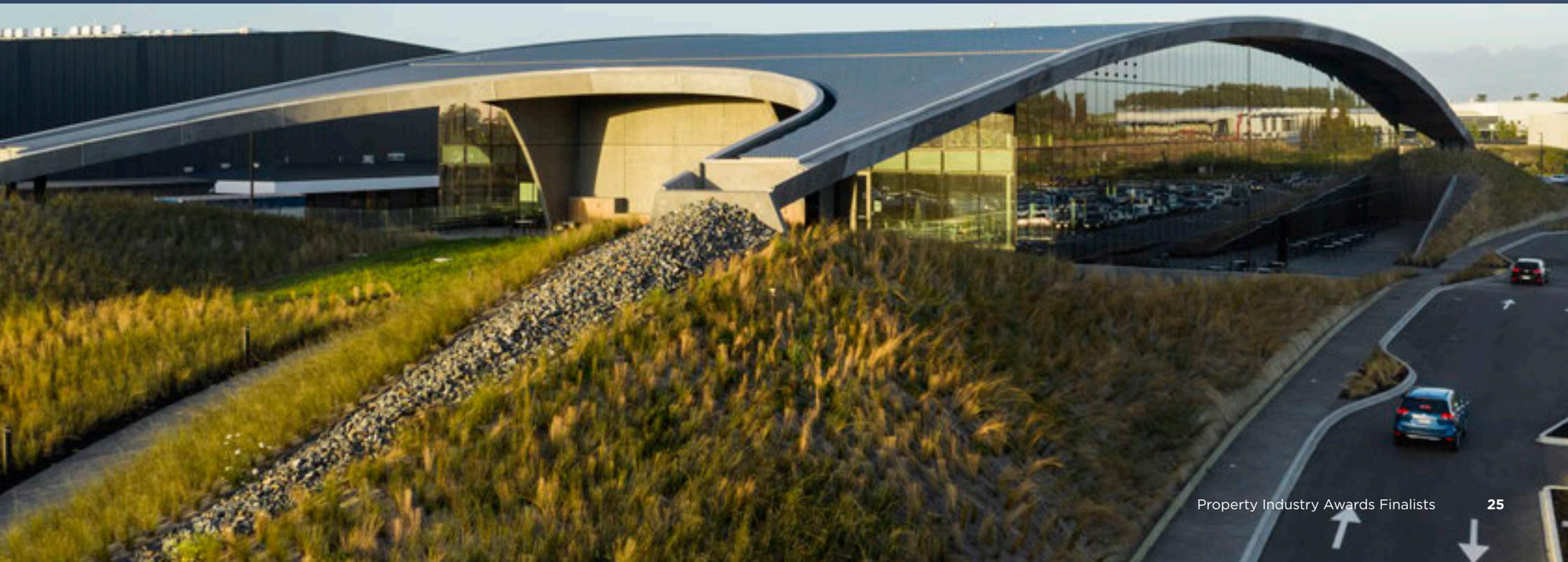
E hamish.dackers@nz.rlb.com



NOMINATION

CBRE Industrial Property Award

Foodstuffs North Island, Auckland





Client	Auckland Airport
Architect	Eclipse Architecture
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Chris Haines



The project’s vision centred around a 30-year partnership between two iconic NZ brands – AIAL and Foodstuffs – to deliver a transformational environment for Foodstuffs North Island while creating a flagship investment. The 15ha Landing Drive greenfield development comprises a 8,500 square-metre, 5-star green-rated Head Office and 77,500 square-metre ambient Distribution Centre. The DC sits on 12.2ha, and was delivered 3.7% under budget, four months early. Having outgrown its Roma Road home of 55+ years, FSNI were driven to consolidate their distribution functions to create an environment where culture could thrive and reflect its values to be ‘Proud, Together, Vibrant, Innovative and Future-focused’.

Co-locating the head office was also a key driver. The completed state-of-the-art warehouse has delivered on FSNI’s vision. Housing 75,000 pallet spaces and catering for more than 200 heavy-vehicle movements per day, it maximises operational safety, efficiency and sustainability. This development has cemented The Landing’s reputation as NZ’s premier business park, and has further enhanced FSNI’s reputation as a leading NZ business.



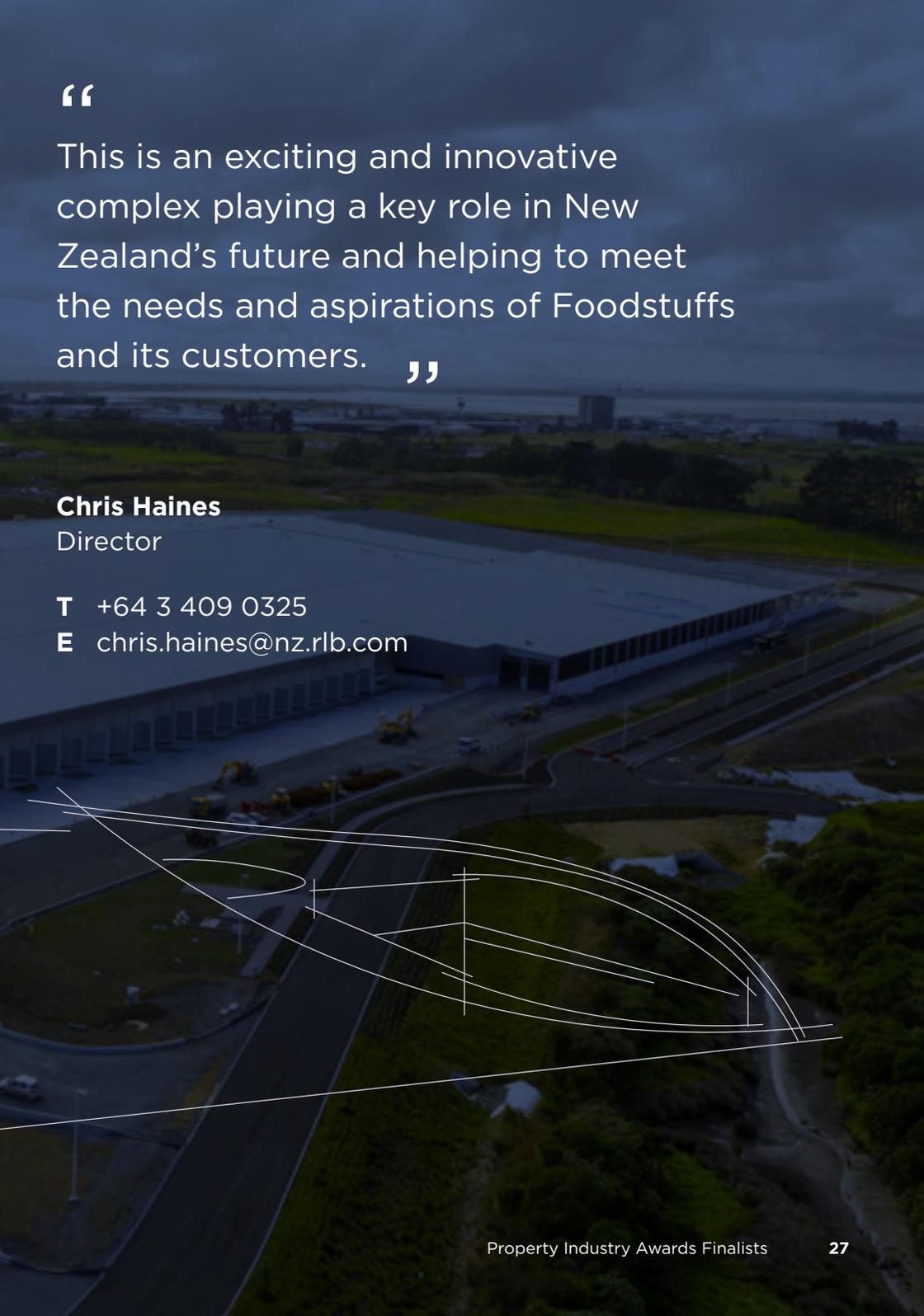
“

This is an exciting and innovative complex playing a key role in New Zealand's future and helping to meet the needs and aspirations of Foodstuffs and its customers. ”

Chris Haines
Director

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NOMINATION

Naylor Love Heritage and Adaptive Reuses Property Award

Auckland High Court Refurbishment



Client	Ministry of Justice
Architect	Stephenson & Turner
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Richard Anderson



The Auckland High Court Refurbishment Project was undertaken in one of New Zealand's most important heritage listed properties as a 'Category 1' Historic Place.

The project involved the consolidation of the Criminal and Civil Registries and the relocation of the Court of Appeal from

a leased premise into the Auckland High Court, which is New Zealand's busiest high court. Construction works were undertaken in such a way to allow the court to remain operational throughout the project's duration. This required a collaborative approach by all project stakeholders and participants, including a high degree of communication. The end result is a design which sensitively combines the conservation of the buildings' heritage to ensure that it remains fit for the future.

Adherence to the Conservation Management Plan enabled a new and fit-for-purpose renovation to be executed with little or no impact on the building's heritage significance, providing modern facilities without losing the grandeur of the building's past.

“

The refurbishment needed to combine heritage conservation, sympathetic design, meticulous management and a laser focus on security, as all works were carried out while the high court remained fully operational. ”

Richard Anderson
Director

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NOMINATION

Naylor Love Heritage and Adaptive Reuses Property Award

Basin Reserve Museum Stand, Wellington





Client	Wellington City Council
Architect	Shand Shelton Limited
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Cameron Whyte



The Basin Reserve Museum Stand was built in 1924 and is registered as a Category 2 historic place. Originally used as the members stand and player changing area, following an upgrade of the Basin Reserve in the 1970s, the Museum Stand was used to give more public seating and toilet facilities.

The heritage listed building was saved from demolition in 2018 and a \$7.78 million restoration and strengthening project was confirmed to bring it up to building code. This restoration work has prolonged the lifespan of the building to a minimum of 50 years.

The scope of work carried out by Armstrong Downes Commercial included seismic strengthening the entire structure (2,151 square metres), exterior envelope refurbishment, reuse and refurbishment of heritage timber, steel windows, tiles, and 100-year-old doors. This project was challenging and very rewarding for Armstrong Downes Commercial and is one they are very proud of.

“

A key focus of the build was sustainability within tight budget and programme parameters. The project included the salvage and reuse of existing heritage features and finishes to preserve the past and create a new asset for the future. ”

Cameron Whyte

Principal

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A photograph of the University of Auckland Student Union Buildings B311-B312. The image shows a modern, multi-story building with a prominent glass and steel structure. The building is surrounded by lush green trees, and a set of stairs leads up to the entrance. The sky is clear and blue. The text is overlaid on the lower portion of the image.

NOMINATION

Naylor Love Heritage and Adaptive Reuses Property Award

University of Auckland Student Union Buildings B311-B312



The University of Auckland (UoA) sought to rejuvenate and seismically strengthen the UoA Student Union Building complex, also known as the B311 and B312 blocks. The iconic modernist buildings were designed by Sir Miles Warren of Warren and Mahoney Architects (WAM) and were constructed from 1966-1969.

The buildings consist of a series of modular spaces suspended in a framework of post-tensioned precast concrete posts and beams with every carefully designed junction, and every cable-termination block displayed inside and out, a technological innovation at the time. Beca Engineers worked collaboratively with Archifacts – architecture & conservation ltd (Conservation Architects) and WAM to develop an appropriate seismic retrofit solution sensitive to the historic heritage values of the place, and also achieved 67%NBS for the Importance Level 3 building.

The project successfully combined modern strengthening techniques including FRP wrapping, new shear walls and bracing with traditional artisan techniques such as detailed copper flashings to match the existing heritage fabric.

Client	University of Auckland
Architect	Warren and Mahoney Architects, Archifacts – architecture & conservation ltd (Conservation Architects)
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Hamish Dackers



“

A seismic upgrade of the original B312 building and other enabling works prepare the pathway for future University of Auckland development. ”

Hamish Dackers
Director

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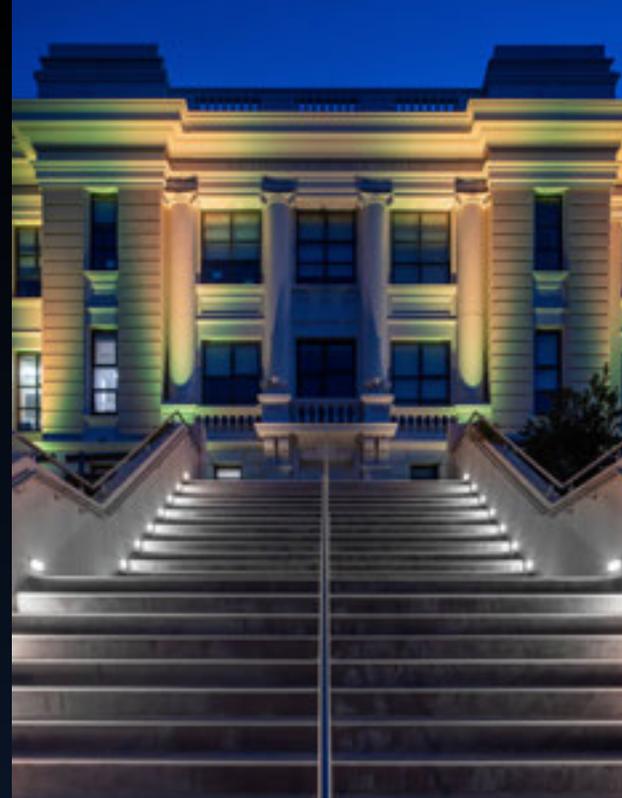


NOMINATION

Naylor Love Heritage and Adaptive Reuses Property Award

Wellington East Girls College





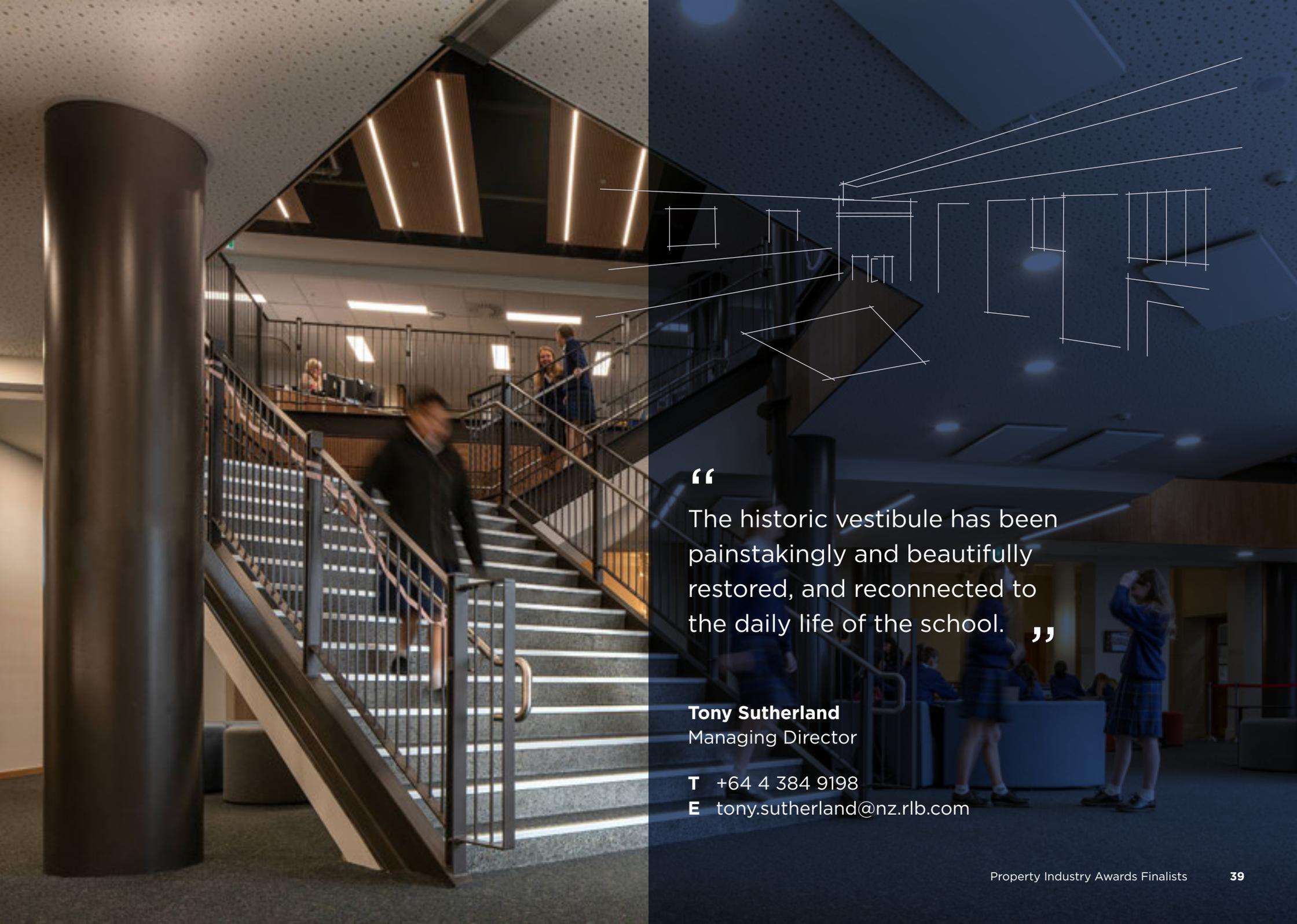
Client	Ministry of Education
Architect	WSP
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Tony Sutherland



Wellington East Girls College has educated young women since the 1920s. The project provides 5,800 square metres of new accommodation that consolidates the life of the school around the quad, the new ‘heart’ of the school.

Key to the project has been the retention of the three-storey unreinforced masonry Category 1 Heritage-listed façade and entry vestibule of the original Main Block building. These are integrated seamlessly into new Main Block to provide tangible links to the school heritage, together with 21st century educational spaces that support continued growth and success of the school.

The project has resulted in a remarkable rejuvenation of the school buildings and site and these now reflect the vibrant school culture, which celebrates educational excellence and cultural diversity, takes pride in its heritage and provides innovation and a forward-focus in its teaching.



“

The historic vestibule has been painstakingly and beautifully restored, and reconnected to the daily life of the school. ”

Tony Sutherland
Managing Director

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NOMINATION

Resene Green Building Property Award

Fisher & Paykel Healthcare, Auckland



Client	Fisher & Paykel Healthcare
Architect	Warren and Mahoney Architects
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Hamish Dackers



The Daniell Building is a new 54,000 square-metre manufacturing, workplace, research and distribution facility built for Fisher & Paykel Healthcare at their East Tamaki site in Auckland. It is the fourth building on the campus, set in planted and landscaped grounds and represents an evolution of the existing design language.

The new facility includes workspace to support 700 staff in an open plan environment; over 4,000 square metres of manufacturing space, laboratories, cafeterias, car parking, end of trip facilities; and a dedicated distribution centre to supply Fisher & Paykel Healthcare’s global market.

For Fisher & Paykel Healthcare, the challenge was to deliver a work environment which would support their continuous improvement culture. Fisher & Paykel Healthcare’s purpose is about improving care and wellbeing for people and this building enables the organisation to continue developing and delivering world-leading healthcare solutions, whilst providing their staff with a supportive environment to do so.

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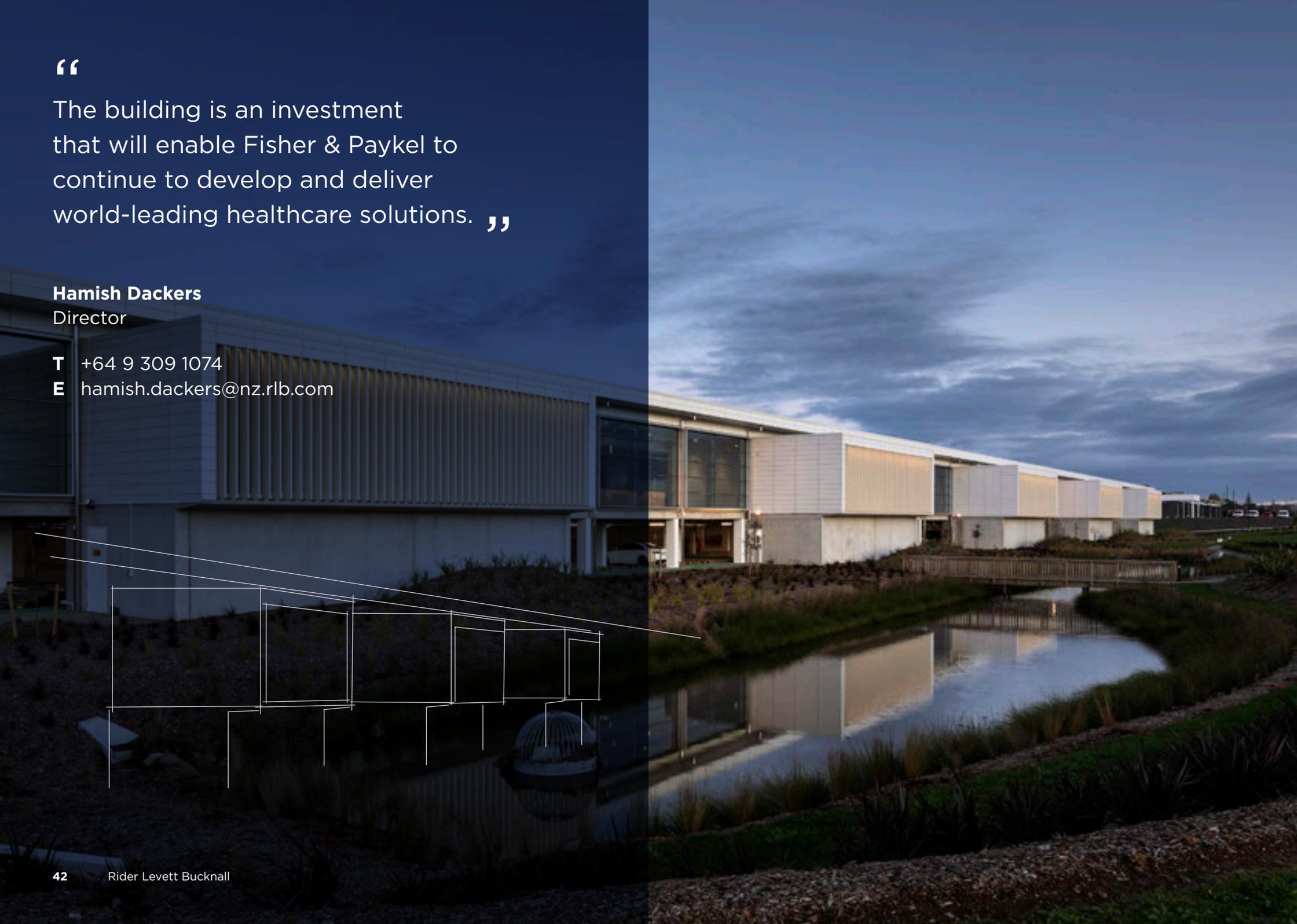
The building is an investment that will enable Fisher & Paykel to continue to develop and deliver world-leading healthcare solutions. ”

Hamish Dackers

Director

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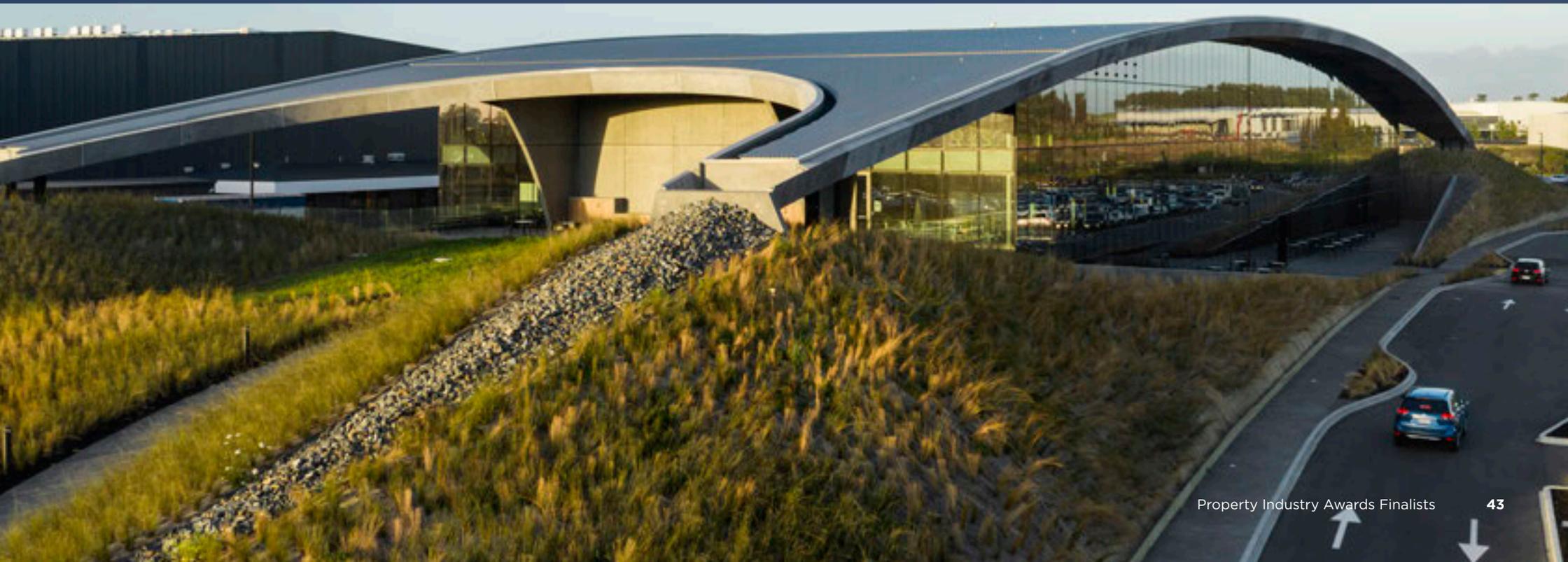
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NOMINATION

Resene Green Building Property Award

Foodstuffs North Island, Auckland





The project’s vision centred around a 30-year partnership between two iconic NZ brands-AIAL and Foodstuffs-to deliver a transformational environment for Foodstuffs North Island staff and visitors while creating a flagship investment. The 15ha Landing Drive greenfield development comprises a 8,500 square-metre, 5-star green-rated Head Office and 77,500 square-metre Distribution Centre. The office sits on 2.8ha and was delivered 3% under budget, four months early. The integrated nature of the FSNI business, and the site master plan, means both warehouse and office components sit seamlessly side by side.

Client	Auckland Airport
Architect	Monk Mackenzie
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Chris Haines



Today, FSNI’s vision to co-locate its office and warehouse functions in a world-class environment is a reality. Innovatively, the building brings people together- a state-of-the-art conference centre, product test kitchen, mini-market and restaurant-grade catering centre foster long-term innovation and reflect FSNI’s welcoming and connected culture.

The roof of the new Distribution Centre includes New Zealand’s largest connected solar panel system. Technically known as a photovoltaic (PV) array, this renewable energy solution has been designed to make the office completely “zero carbon” for operational electrical consumption related to the office.



“

This is an exciting and innovative complex playing a key role in New Zealand's future and helping to meet the needs and aspirations of Foodstuffs and its customers. ”

Chris Haines

Director

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NOMINATION

Greenstone Group Education Property Award

Eccles Building, Dunedin





Client	University of Otago/Te Whare Wānanga o Otāgo
Architect	Jacobs
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Chris Haines



This multi-million-dollar project declares the University of Otago's commitment to world-class research benefiting humanity and veterinary medicine – and world-class conditions for research and staff.

A bold quality commitment makes the 4,000 square-metre Eccles Building more complex than the planned Dunedin Hospital, with:

- Back-up services (water, air, steam, power) providing off-grid capacity, including an on-site boiler, a 72-hour capacity water tank that a tanker can fill
- 28 air handling units
- 3.2km of ducting
- Three-stage washing, sterilisation
- Back-up equipment (filters, washer, autoclaves etc.)

All air is sanitised, and water purified, in this Ministry for Primary Industries' accredited Physical Containment 2 research facility. Design and infection control barriers separate 'clean' work from 'dirty'. Both design and construction involved an independent biological compliance peer review. Fumigable rooms meet higher PC 3 laboratory pressure 'leak' rates – an extra precaution that required rigorous construction and commissioning quality and testing procedures.

“

Protecting the university's investment in research, was foremost in the building's design. ”

Chris Haines

Director

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NOMINATION

Greenstone Group Education Property Award

Stonefields School, Auckland



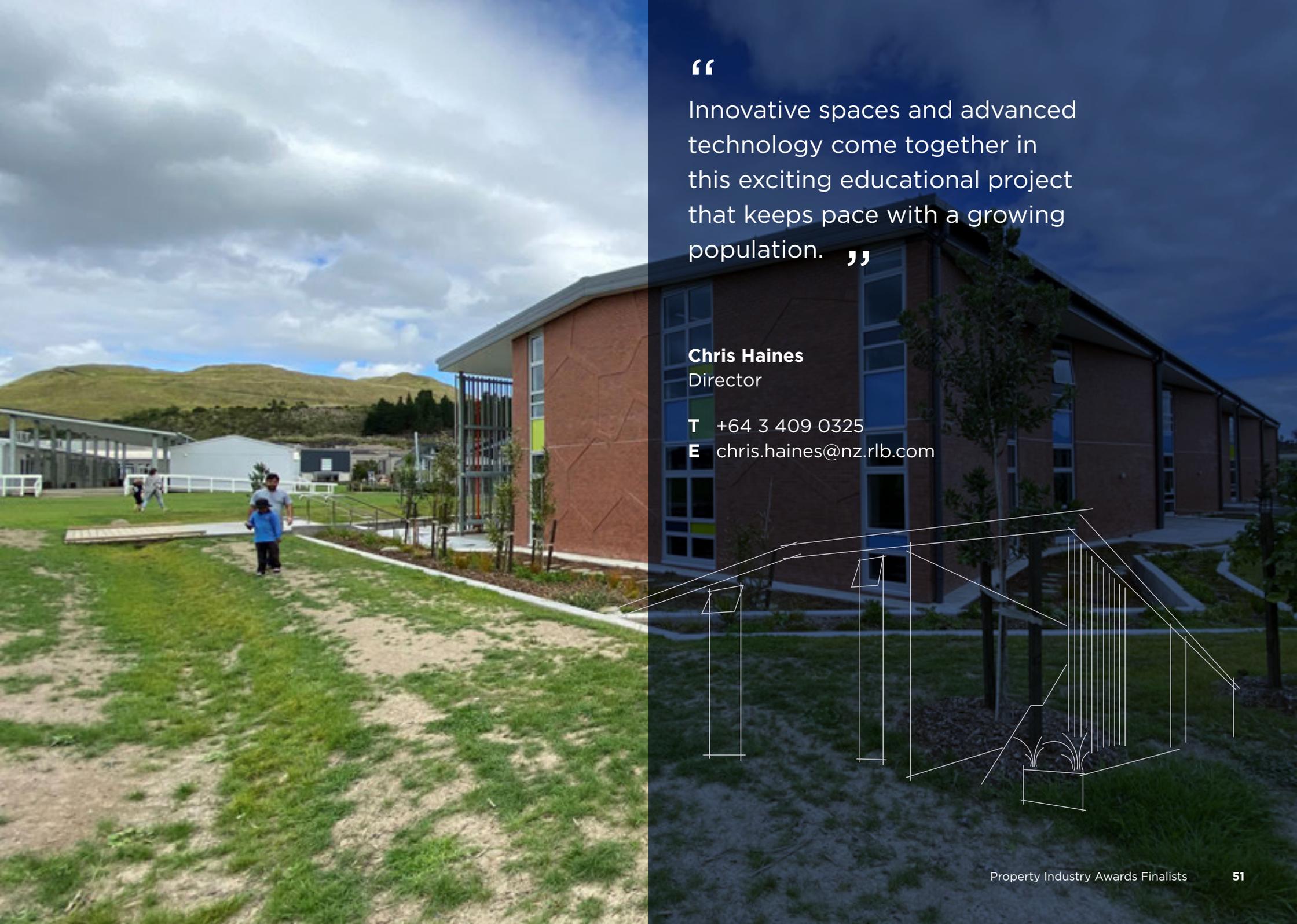
Client	Ministry of Education
Architect	Jasmax
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Chris Haines



The new block at Stonefields School is an example of what can be produced when true cohesion between stakeholders and the project team is achieved. The 2,433 square metre building provides a contemporary learning space for the future generation and an amphitheatre that will benefit both the school and the local community for years to come.

The very children who learn in the space were a key part of the process, contributing insights that led to the dynamic layout that encourages collaboration and provides quiet breakout spaces to concentrate.

The success of the build came down to a project team who worked together to build something they could be proud of. The collaboration and dedication from the contractor, architects, project managers and entire team meant that despite COVID-19 lockdown, the building was completed ahead of schedule. Future generations will truly benefit from the standard that has been set with Stonefields School.



“

Innovative spaces and advanced technology come together in this exciting educational project that keeps pace with a growing population. ”

Chris Haines

Director

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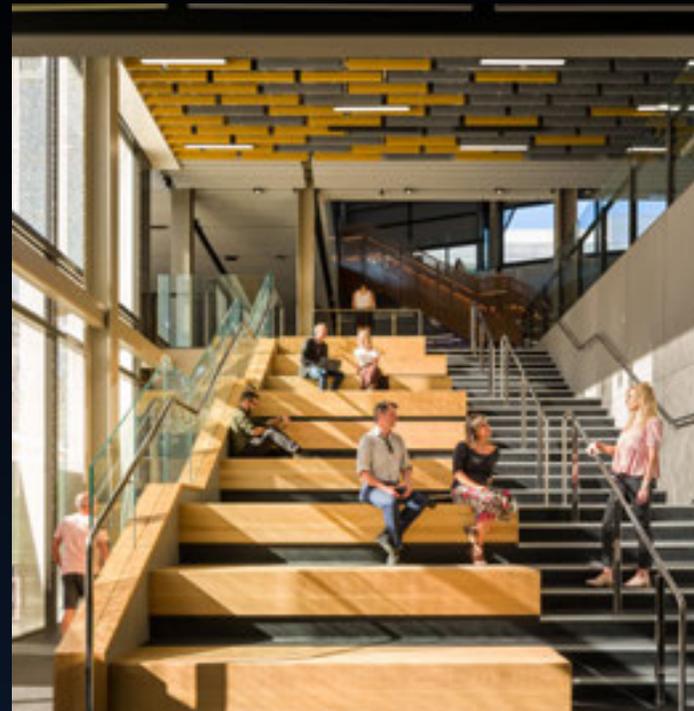
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NOMINATION

Greenstone Group Education Property Award

University of Auckland Park West





Client	University of Auckland
Architect	Jasmax
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Chris Haines



The University of Auckland's 19,000 square-metre new building for the Faculty of Medical and Health Sciences brings together the Schools of Medicine and Population Health on a 6,114 square-meter site completing the consolidation of the Faculty on the Grafton Campus.

Containing a range of academic spaces and clinics built around a generous atrium, and providing an elegant addition to Park Road and the university, the buildings form and scale responds thoughtfully to its context. Patterned glazing at lower levels draws inspiration from numeric data – referencing the sheer volume of information underpinning the study of population health.

Delivered \$8 million under the construction budget, the building provides a fantastic environment for students and staff, while serving an important community function, providing access to a range of subsidised clinical treatments. The project maximises the development potential and value of the site and was remarkably designed and delivered in just 36 months by a motivated, experienced team.

“

As universities evolve to meet the challenges of the 21st century, this fit-for-purpose facility is enhancing the health of local, national and global communities through excellence in teaching, research, service and engagement. ”

Chris Haines

Director

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NOMINATION

Greenstone Group Education Property Award

**University of Auckland Student Union
Buildings B311-B312**



Client	University of Auckland
Architect	Warren and Mahoney Architects, Archifacts - architecture & conservation ltd (Conservation Architects)
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Hamish Dackers



The University of Auckland (UoA) sought to rejuvenate and seismically strengthen the UoA Student Union Building complex, also known as the B311 and B312 blocks. The iconic modernist buildings were designed by Sir Miles Warren of Warren and Mahoney Architects (WAM) and were constructed from 1966-1969.

The buildings consist of a series of modular spaces suspended in a framework of post-tensioned precast concrete posts and beams with every carefully designed junction, and every cable-termination block displayed inside and out, a technological innovation at the time.

Beca Engineers worked collaboratively with Archifacts - architecture & conservation ltd (Conservation Architects) and WAM to develop an appropriate seismic retrofit solution sensitive to the historic heritage values of the place, and also achieved 67%NBS for the Importance Level 3 building.

“

The project successfully combined modern strengthening techniques with traditional artisan approaches to match the existing heritage fabric. ”

Hamish Dackers

Director

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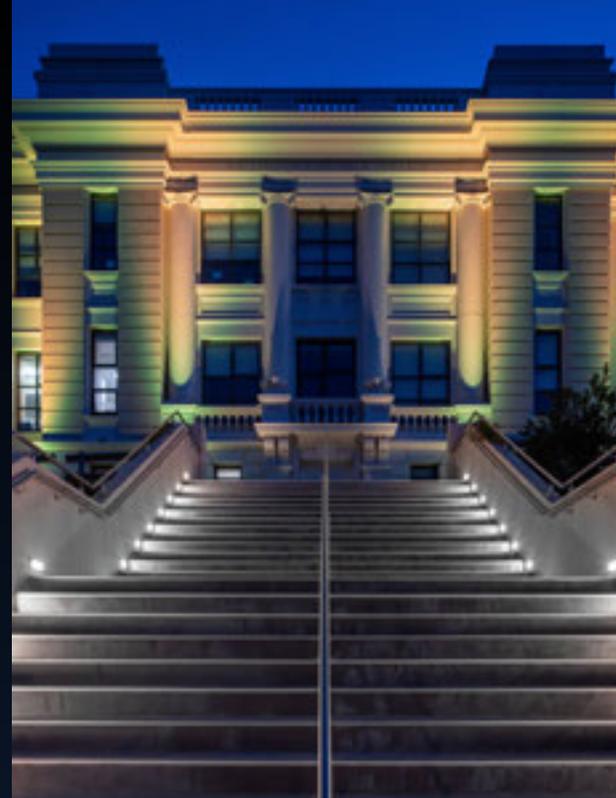
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NOMINATION

Greenstone Group Education Property Award

Wellington East Girls College



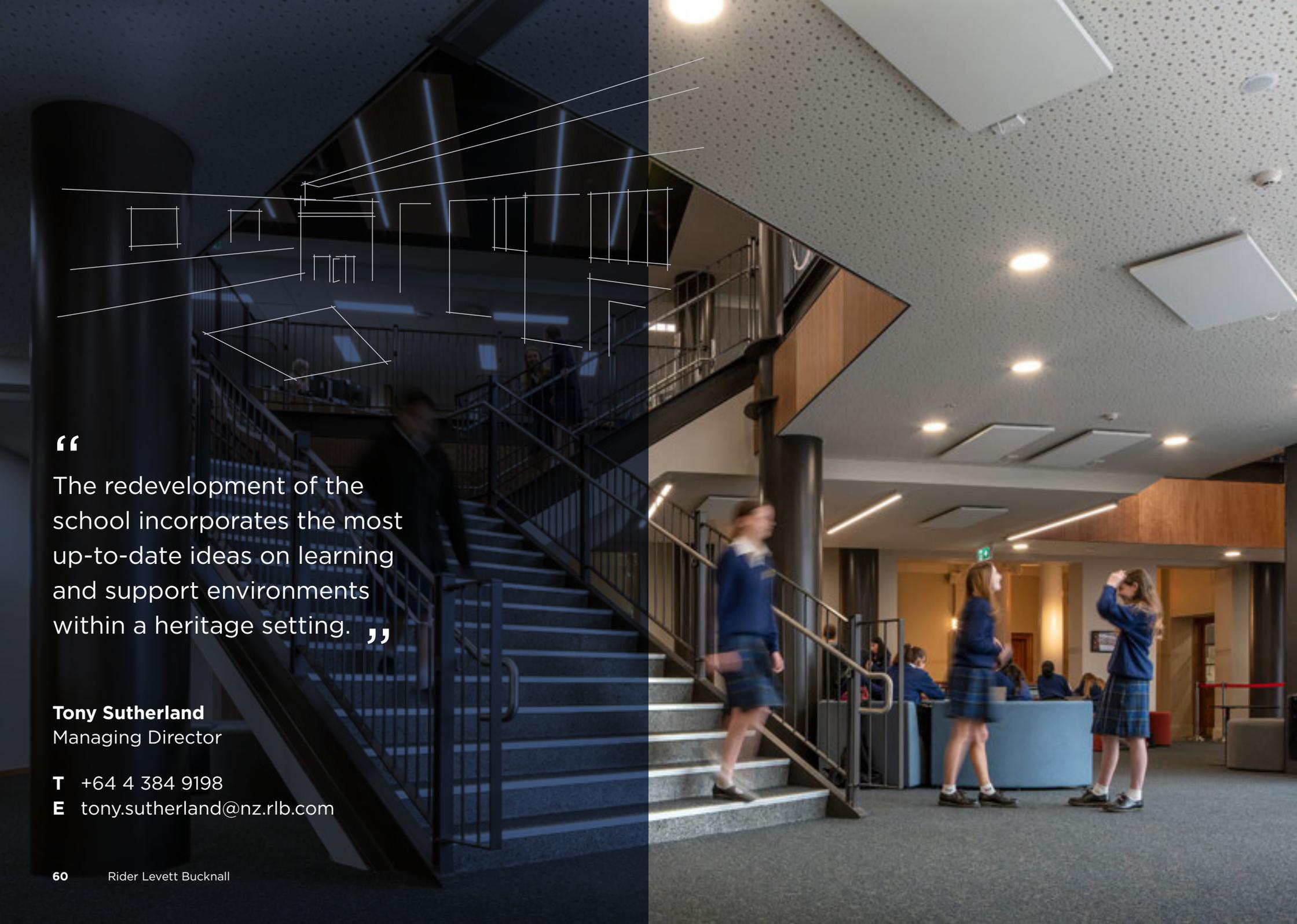
Client	Ministry of Education
Architect	WSP
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Tony Sutherland



Wellington East Girls College has educated young women since the 1920s. The project provides 5,800 square metres of new accommodation that consolidates the life of the school around the quad, the new ‘heart’ of the school.

Key to the project has been the retention of the three-storey unreinforced masonry Category 1 Heritage-listed façade and entry vestibule of the original Main Block building. These are integrated seamlessly into new Main Block to provide tangible links to the school heritage, together with 21st century educational spaces that support continued growth and success of the school.

The project has resulted in a remarkable rejuvenation of the school buildings and site and these now reflect the vibrant school culture, which celebrates educational excellence and cultural diversity, takes pride in its heritage and provides innovation and a forward-focus in its teaching.



“

The redevelopment of the school incorporates the most up-to-date ideas on learning and support environments within a heritage setting. ”

Tony Sutherland
Managing Director

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NOMINATION

RCP Commercial Office Property Award

CIAL AgriExport Precinct, Christchurch



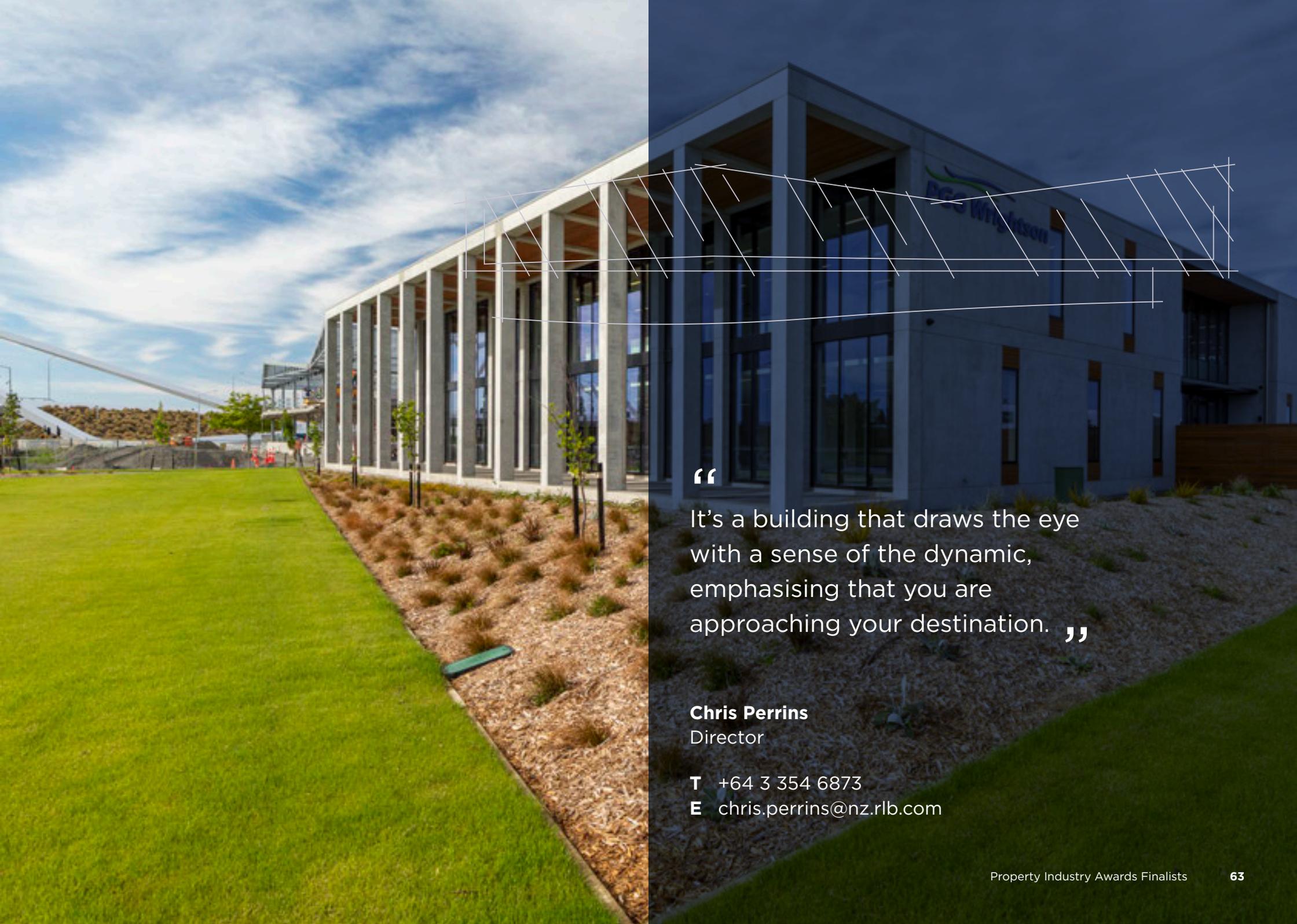
Positioned at the gateway to Christchurch International Airport are three stunning architecturally designed buildings housing over 6,500 square metres of 'A' grade lettable office space and a centralised pocket park forming the airport's AgriExport Precinct.

The 2.5-hectare development involved the repurposing of an underutilised brownfields site into a centrepiece of the Christchurch International Airport Limited (CIAL) Master Plan whilst creating a statement entrance to the airport campus.

The largescale project centred around three distinct office building developments under separate Development Agreements with premier tenants being delivered consecutively and in parallel with the overall roading and infrastructure upgrades in and around the site to create a defined 'AgriExport Precinct' with a consistent overarching Precinct design theme. The result is three bespoke buildings tailored to the specific requirements of each anchor tenant, with a centralised amenity area available to all.

Client	Christchurch International Airport Limited
Architect	Sheppard & Rout Architects (ANZCO, FMG Office, Pocket Park) Wilson & Hill Architects (PGG Wrightson)
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Chris Perrins





“

It's a building that draws the eye with a sense of the dynamic, emphasising that you are approaching your destination. ”

Chris Perrins

Director

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NOMINATION

RCP Commercial Office Property Award

Fisher & Paykel Healthcare, Auckland



Client	Fisher & Paykel Healthcare
Architect	Warren and Mahoney Architects
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Hamish Dackers



The Daniell Building is a new 54,000 square-metre manufacturing, workplace, research and distribution facility built for Fisher & Paykel Healthcare at their East Tamaki site in Auckland. It is the fourth building on the campus, set in planted and landscaped grounds and represents an evolution of the existing design language.

The new facility includes workspace to support 700 staff in an open plan environment; over 4,000 square metres of manufacturing space, laboratories, cafeterias, car parking, end of trip facilities; and a dedicated distribution centre to supply Fisher & Paykel Healthcare's global market.

For Fisher & Paykel Healthcare, the challenge was to deliver a work environment which would support their continuous improvement culture. Fisher & Paykel Healthcare's purpose is about improving care and wellbeing for people and this building enables the organisation to continue developing and delivering world-leading healthcare solutions, whilst providing their staff with a supportive environment to do so.

“

The workplace design was driven by a focus on wellness and employee wellbeing. ”

Hamish Dackers

Director

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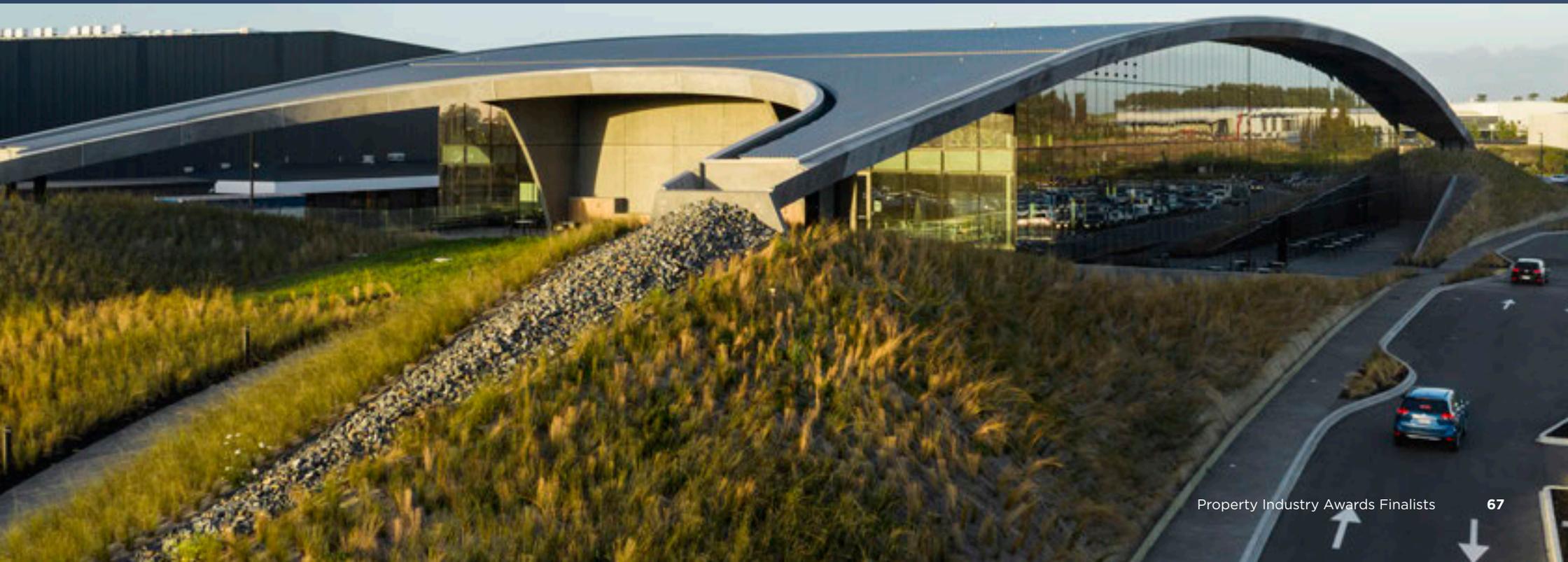
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NOMINATION

RCP Commercial Office Property Award

Foodstuffs North Island, Auckland





The project's vision centred around a 30-year partnership between two iconic NZ brands – AIAL and Foodstuffs – to deliver a transformational environment for Foodstuffs North Island (FSNI) staff and visitors while creating a flagship investment.

Client	Auckland Airport
Architect	Monk Mackenzie
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Chris Haines



The 15ha Landing Drive greenfield development comprises a 8,500 square-metre head office and 77,500 square-metre distribution centre. The former sits on 2.8 hectares and was delivered 3% under budget, four months early. From the outset, sustainability was a priority for AIAL and FSNI. This commitment to sustainable practices and renewable solutions was key to balancing project constraints.

The fully-integrated design incorporates innovative features to achieve a Green Star 5 Design-and-Built rating for the office's base-build and fit-out. Innovatively, a 6,000 square-metre photovoltaic array was installed on the adjacent Distribution Centre's roof, offsetting 100% of the office's electricity needs. Its striking design, with sustainability and operational efficiency at the forefront, enhances The Landing's reputation as NZ's leading business park.



“

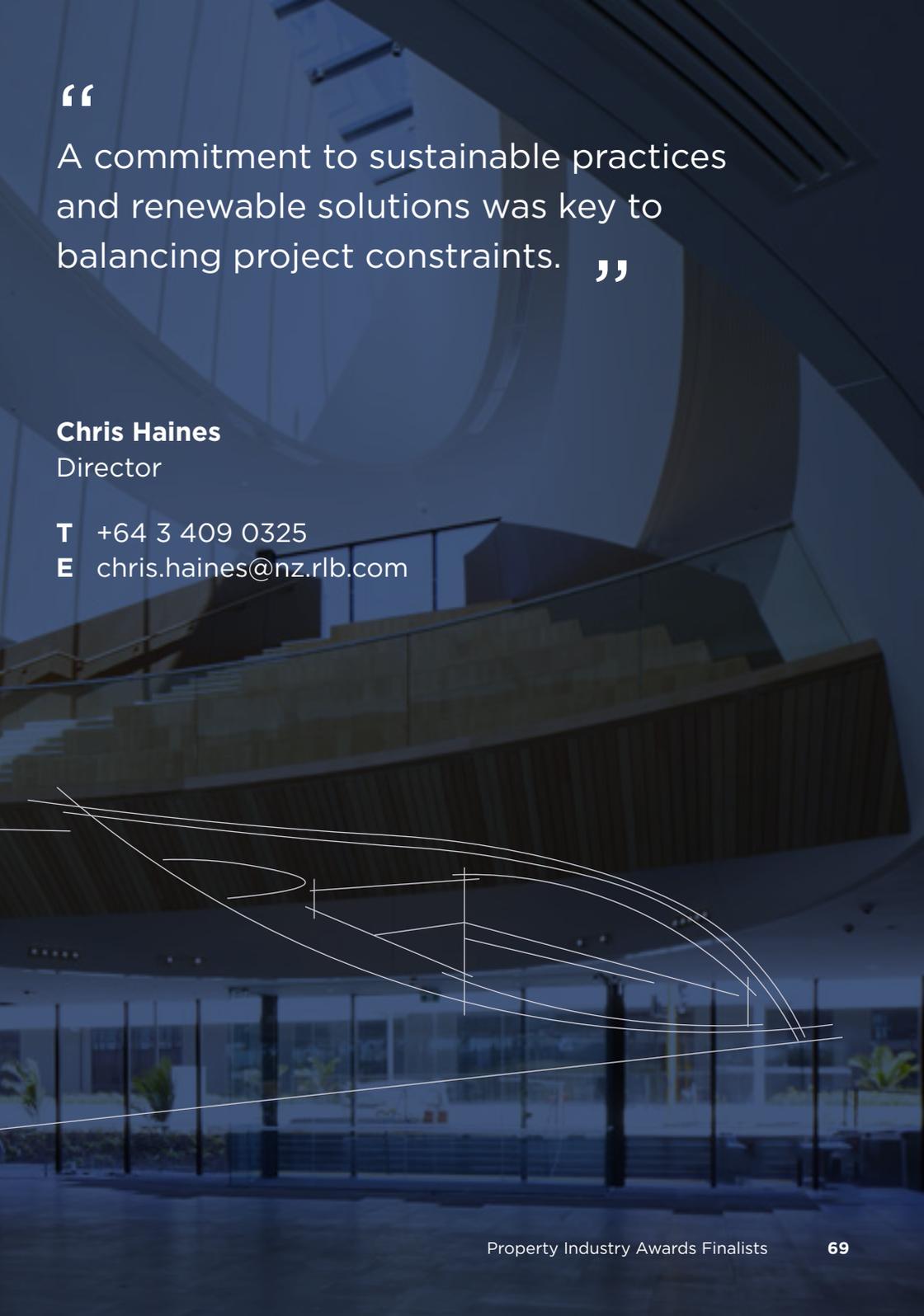
A commitment to sustainable practices and renewable solutions was key to balancing project constraints. ”

Chris Haines

Director

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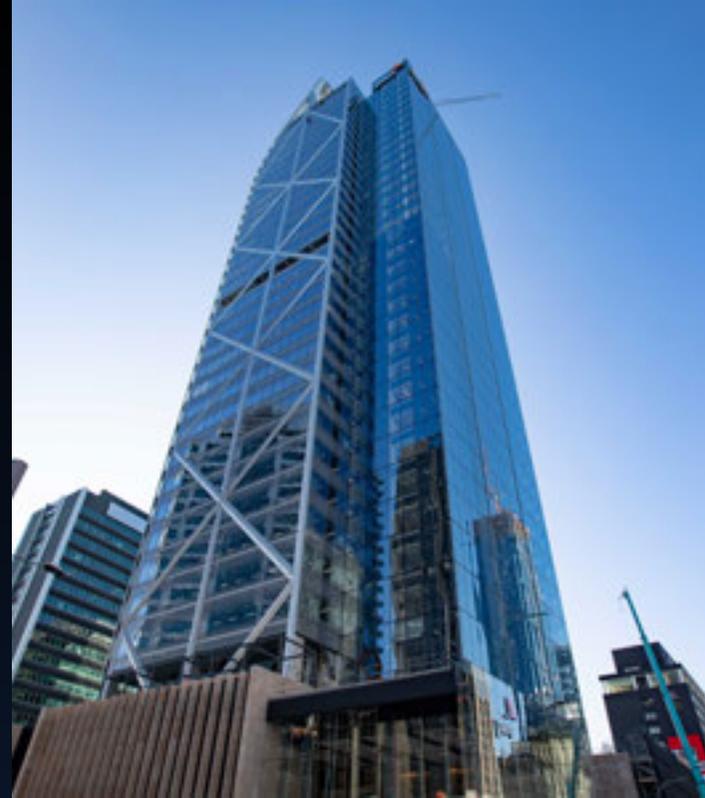




NOMINATION

RCP Commercial Office Property Award

PwC Tower, Commercial Bay, Auckland



Client	Precinct Properties Holdings Limited
Architect	Warren and Mahoney in partnership with Woods Bagot
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Stephen Gracey



Commercial Bay is a city defining project occupying an entire CBD block on Auckland's waterfront. At the heart of this mixed-use development is the striking 39 level PwC Tower.

The tower is integrated with 120 retailers and hospitality venues, 3 levels of basement car parking and subterranean rail tunnels. The \$1b project extends to 97,500 square metres of built form. A highly complex and challenging project involving demolition of the former Downtown Shopping Centre, the integration of existing buildings, a deep excavation below sea level, the construction of CRL rail tunnels and a major build involving 2,500 construction workers at the peak.

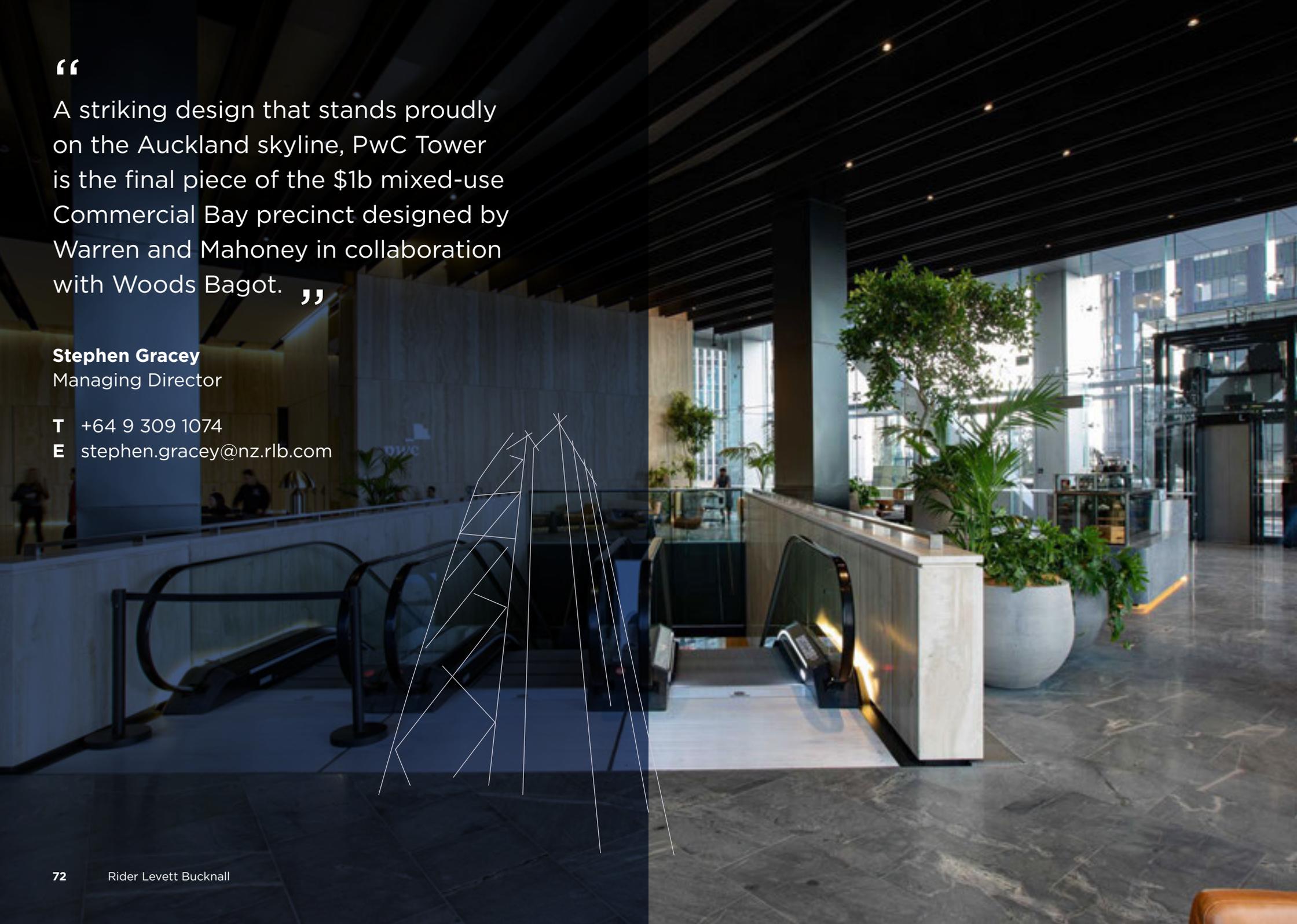
The PwC Tower redefines the way in which our clients work. Clients have access to an unsurpassed level of amenity. The EOT facilities, landscaped Sky Terrace, publicly accessible Sky Lobby, adjoining retail and hospitality make this a world class, commercial environment in New Zealand.

“

A striking design that stands proudly on the Auckland skyline, PwC Tower is the final piece of the \$1b mixed-use Commercial Bay precinct designed by Warren and Mahoney in collaboration with Woods Bagot. ”

Stephen Gracey
Managing Director

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NOMINATION

Warren and Mahoney Civic, Health & Arts Property Award

Auckland High Court Refurbishment





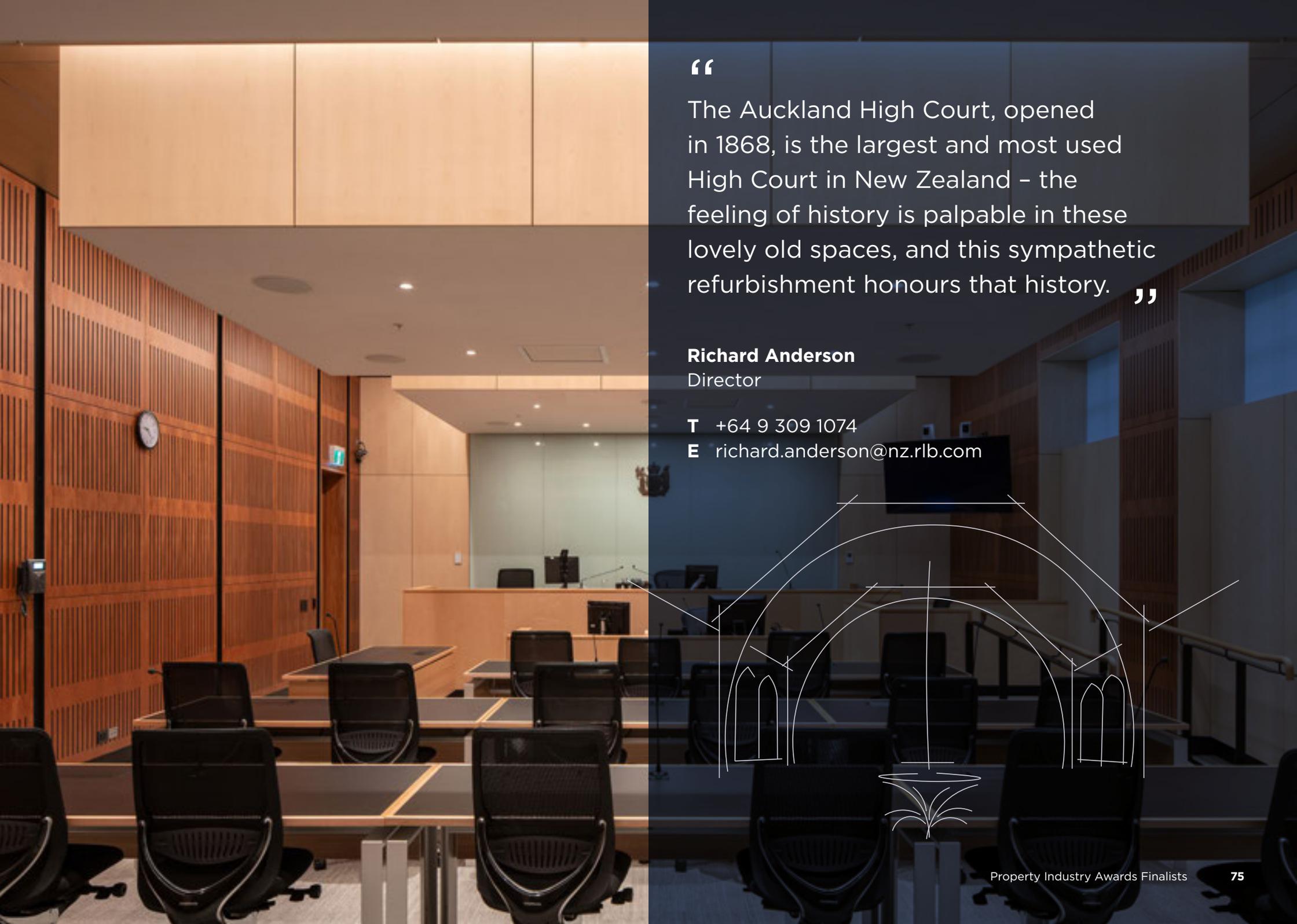
Client	Ministry of Justice
Architect	Stephenson & Turner
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Richard Anderson



The Auckland High Court Refurbishment Project was undertaken in one of New Zealand's most important heritage listed properties as a 'Category 1' Historic Place. The project involved the consolidation of the Criminal and Civil Registries and the relocation of the Court of Appeal from a leased premise into the Auckland High Court, which is New Zealand's busiest high

court. Construction works were undertaken in such a way to allow the court to remain operational throughout the project's duration. This required a collaborative approach by all project stakeholders and participants, including a high degree of communication.

The end result is a design which sensitively combines the conservation of the buildings' heritage to ensure that it remains fit for the future. Adherence to the Conservation Management Plan enabled a new and fit-for-purpose renovation to be executed with little or no impact on the building's heritage significance, providing modern facilities without losing the grandeur of the building's past.



“

The Auckland High Court, opened in 1868, is the largest and most used High Court in New Zealand – the feeling of history is palpable in these lovely old spaces, and this sympathetic refurbishment honours that history. ”

Richard Anderson

Director

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NOMINATION

Warren and Mahoney Civic, Health & Arts Property Award

Christchurch Hospital Waipapa



This base-isolated Importance Level 4 acute services building of 62,000 square metres over 12 storeys, will remain fully operational immediately post-disaster.

Constructed on a busy hospital campus bordering Hagley Park, Waipapa delivers upgraded acute departments; additional emergency, intensive care, surgical and acute inpatient capacity; state-of-the-art clinical facilities and innovative inpatient wards; future expansion capacity for 12 ICU beds and 160 inpatient beds. It also boasts improved resilience through seismic design of structure, fit out, services and equipment; passive fire protection in excess of code requirements; pandemic mode isolation of two wards with 100% fresh air and increased extract.

Clinical departments include Emergency, Acute Medical Assessment Unit, Radiology, Intensive Care, High Dependency/Paediatic Intensive Care Units, Operating suites with 12 theatres, hybrid/interventional radiology, Central Sterile services, 12 new acute surgical inpatient wards, orthopaedic, paediatric, children's oncology, haematology, and a rooftop helipad.

Client	Canterbury District Health Board
Architect	Katoa Health Design (a collaboration of Chow: Hill Architects, Warren & Mahoney, and Thinc Health)
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Neil O'Donnell



Christchurch Hospital Waipapa is New Zealand's largest, most resilient public hospital project.

“

Innovative planning, adaptable design, wellness features and world-class technology come together to meet the challenges and opportunities ahead for human-centric care. ”

Neil O'Donnell

Director

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NOMINATION

Warren and Mahoney Civic, Health & Arts Property Award

Eccles Building, Dunedin





Client	University of Otago
Architect	Jacobs
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Chris Haines



This multi-million-dollar project declares the University of Otago's commitment to world-class research benefiting humanity and veterinary medicine – and world-class conditions for research and staff.

A bold quality commitment makes the 4,000 square-metre Eccles Building more complex than the planned Dunedin Hospital, with:

- Back-up services (water, air, steam, power) providing off-grid capacity, including an on-site boiler, a 72-hour capacity water tank that a tanker can fill
- 28 air handling units
- 3.2km of ducting
- Three-stage washing, sterilisation
- Back-up equipment (filters, washer, autoclaves etc.)

All air is sanitised, and water purified, in this Ministry for Primary Industries' accredited Physical Containment 2 research facility. Design and infection control barriers separate 'clean' work from 'dirty'. Both design and construction involved an independent biological compliance peer review. Fumigable rooms meet higher PC 3 laboratory pressure 'leak' rates – an extra precaution that required rigorous construction and commissioning quality and testing procedures.

“

The world-class research support facility, appropriately named after the Nobel Prize winner Sir John (Jack) Eccles, brings together the brightest minds with the best design to solve some of our biggest challenges. ”

Chris Haines
Director

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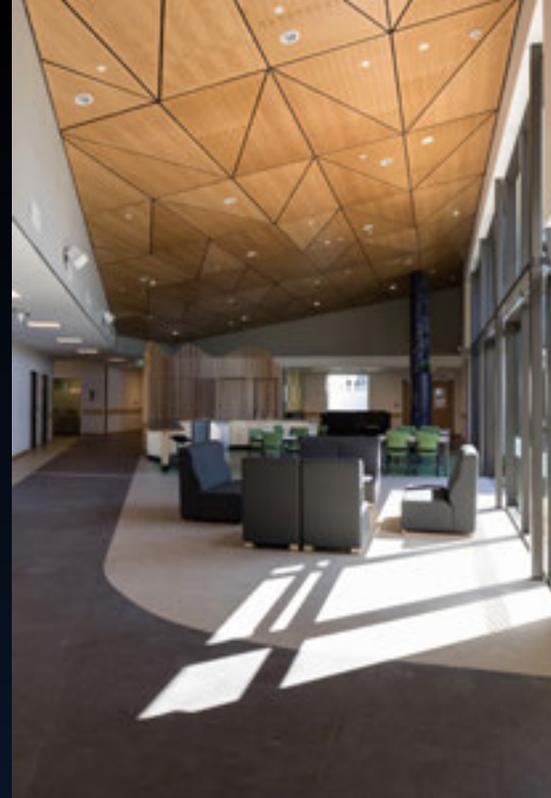




NOMINATION

Warren and Mahoney Civic, Health & Arts Property Award

Middlemore Hospital Tiaho Mai Acute Mental Health Unit, Auckland



Client	Counties Manukau District Health Board
Architect	Klein
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Richard Anderson



Middlemore Hospital's Tiaho Mai / 'Shining Light' represents a radical step-change in design for mental health in New Zealand.

The new 7,900 square-metre, 76-bed acute adult mental health inpatient unit harnesses the benefits of light, fresh air and connection to nature, to create a stress-reducing, healing environment. It places service users' dignity and choice at its heart, while maintaining safety and connectedness to culture and the communities of Counties Manukau Health (CMH).

A tikanga Māori approach to recovery is supported by the physical setting. First impressions have a major impact on the quality and speed of recovery for mental health patients. Tiaho Mai is light, spacious and welcoming. It features a new whare, Nga Whetu Marama, a familiar, calm place to welcome tangata whaiora and acknowledges the role of whanau in their recovery.

“

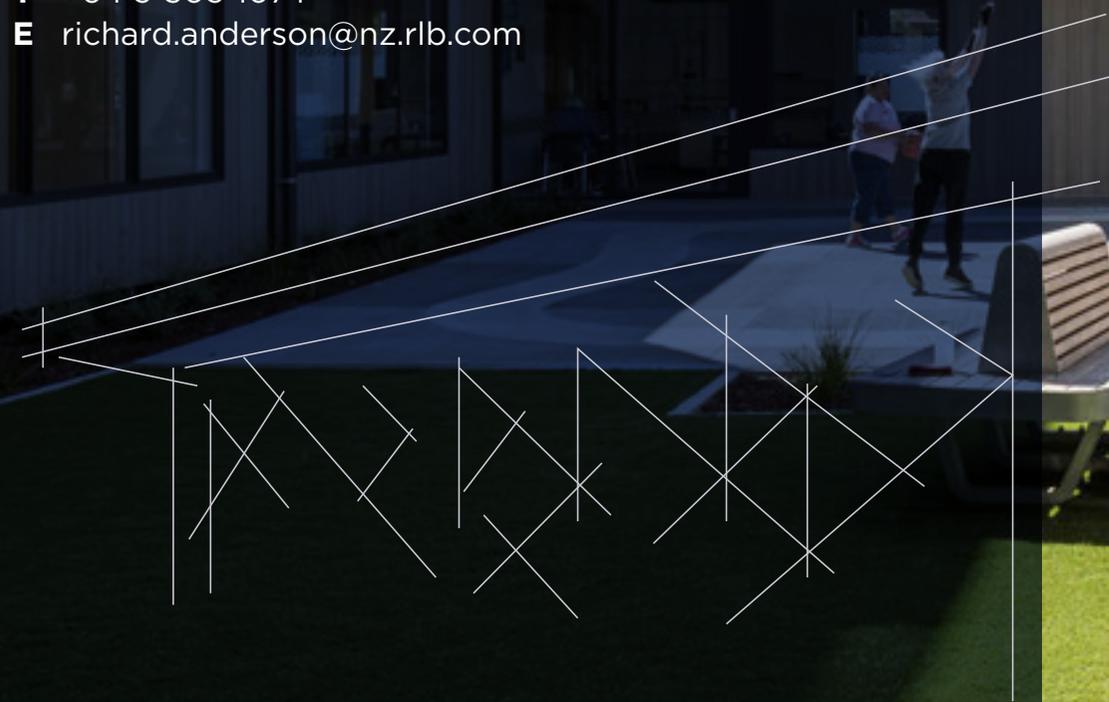
Tiaho Mai, which means ‘shining light’, demonstrates what can be achieved when extensive community engagement and co-design inspires innovative architectural solutions. ”

Richard Anderson

Director

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