







2023

Finalists

Property Council New Zealand Rider Levett Bucknall Property Industry Awards











Bringing imagination to life

Kia ora tātou - haere mai, nau mai, and welcome to the Rider Levett Bucknall Property Council New Zealand Property Industry Awards.

For more than a quarter of a century now, the construction industry has come together each year to celebrate the terrific projects and the significant benefits to Aotearoa New Zealand's built environment.

Congratulations to our 2023 finalists.

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Sustainability is increasingly coming to the fore, and we at RLB are pleased to see this a trending priority for so many of us working in the realm of the built environment in Aotearoa New Zealand.

This country has a proud history of thought leadership in difficult issues. With real impacts from climate change already being seen and felt through extreme weather events, futureproofing both the construction industry and the developments we produce together is more important than ever. Collaboration is the future, and it has been as wonderful as ever in 2023 to see proactive, highly functioning teams deliver complex construction projects with sustainability initiatives in mind.

Building well for the community and future generations is critical. Whether that is the business community or the public sector, we are all stakeholders.

The Rider Levett Bucknall Property Council of New Zealand Property Awards is an event to come together and celebrate our successes, and the positive outcomes from all projects nominated tonight.

The judges had quite a task ahead of them, and as one of them, I can categorically state that, as always, judging was a very tough task due to the high quality of the nominated projects across all categories. All those involved in project nominations should be exceptionally proud of what they have achieved.

Thank you, Property Council New Zealand, once again, for organising this grand annual event, and thank you all for your continued passion for celebrating successful outcomes across our industry and building a better tomorrow.

RICHARD ANDERSON DIRECTOR, 2023 JUDGE

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Kia ora tātou - haere mai, nau mai, and welcome to the Rider Levett Bucknall Property Council New Zealand Property Industry Awards.

2023 has been a year to reflect.

Although the industry is in a vastly difference place than it was three years ago, it would be remiss to not describe those years as unusual, to say the least. It is therefore a credit to you all that we are here together, celebrating these terrific projects and the significant benefits to Aotearoa New Zealand's built environment to which we in this room have all contributed.

For more than a quarter of a century now, the construction industry has come together each year to celebrate our achievements. It's not always easy, and not always as profitable as it should be. Supply chain issues, adequate resourcing, and availability of materials are a constant source of concern for a small island nation at the bottom of the Pacific Ocean.

This is why this annual celebration of our joint achievements is so important. We all work together against the odds – and win. And tonight is proof of that. Last year at these awards I spoke about the positivity we witnessed over difficult times, and the hard work we saw in this industry in response. It is great to see that continue.

It is also fantastic that so many in our construction and property industry are now prioritising sustainability. Climate change cannot be ignored, and the shift towards sustainable development is a positive one. Of course, a strong financial margin is crucial for growth, but those leading the way deserve our fullest congratulations. Future generations will appreciate the urgency that we are all now sensing and acting upon.

As we go forward, I am quite sure the future will be different to what we might have envisioned 20 years ago, 10 years ago, or even three years ago. But I know that the people in this room will ensure it is remarkable.

RLB continues to be extremely proud to sponsor this very special event. Here tonight are hundreds of people who make big things happen.

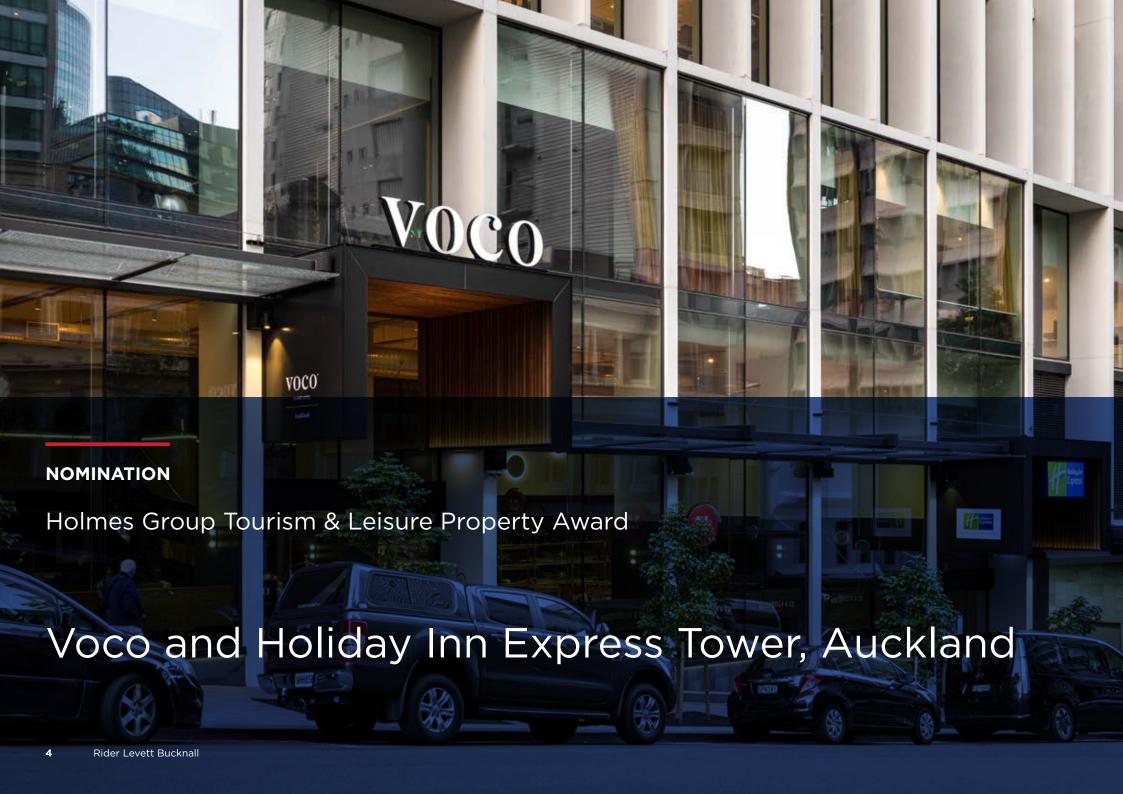
I also acknowledge the esteemed judges for their careful, thoughtful, and considered efforts selecting winning projects from a fabulous assortment. We appreciate your hard work and contribution to these important awards.

Sincere congratulations to all the nominees, the finalists, and award-winners here tonight.

STEPHEN GRACEY AUCKLAND MANAGING DIRECTOR

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Client	Pro-invest Group and IHG
	Hotels & Resorts
Architect	SJB, Ignite Architects
Services	Quantity Surveying
Director	Chris Haines



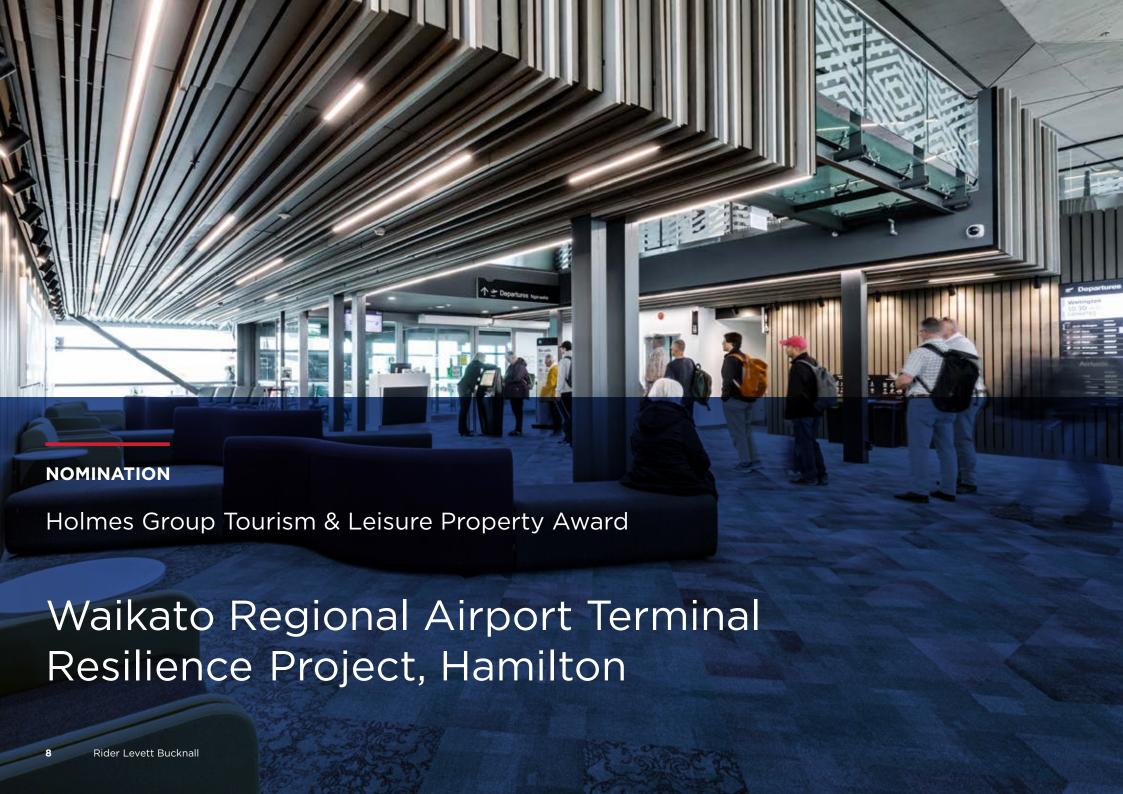
A partnership between Pro-invest Group and IHG Hotels & Resorts resulted in a one-of-a-kind, dual-hotel development in Auckland's city centre. The 39-storey, 140-metre-tall tower includes two independently operated hotel chains 'stacked' in a tower format - a unique configuration in the New Zealand market. With 495 guest rooms and 27,290m² GFA, the complex includes conference rooms, recreational facilities and commercial space at ground level. The 4.5-star Voco occupies the upper half of the tower where New Zealand's highest rooftop bar can be found, offering views of Auckland's skyline. The Holiday Inn Express occupies the lower half of the building and includes an all-day dining trattoria. Specifically designed and developed to reduce its impact on the environment, the hotel development achieves the highest energy efficiency ratings (Level 4) via IHG's bespoke ESD rating tool, Green Engage.

Voco and Holiday Inn Express hotel's form a special development: two hotels within one tower, and the tallest in the country. It provides a unique experience of inner-city hotel with a rooftop bar on Level 38, offering views of the city and harbour from all levels. It was built entirely through the pandemic, from 2020 into early 2022, yet was completed within budget and with 8 weeks of the contract programme.













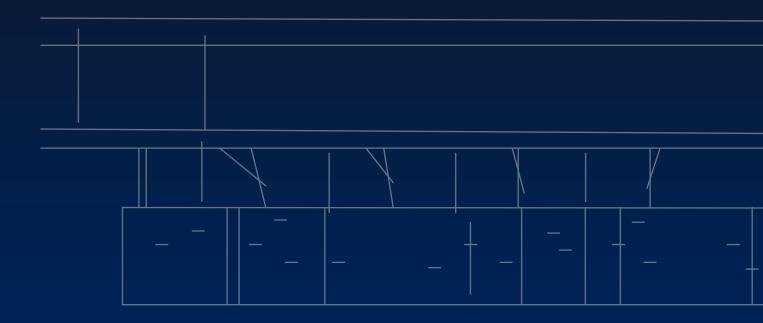
Client	Waikato Regional Airport
	Limited
Architect	AWA
Services provided	Quantity Surveying
Director	Geoff Speck

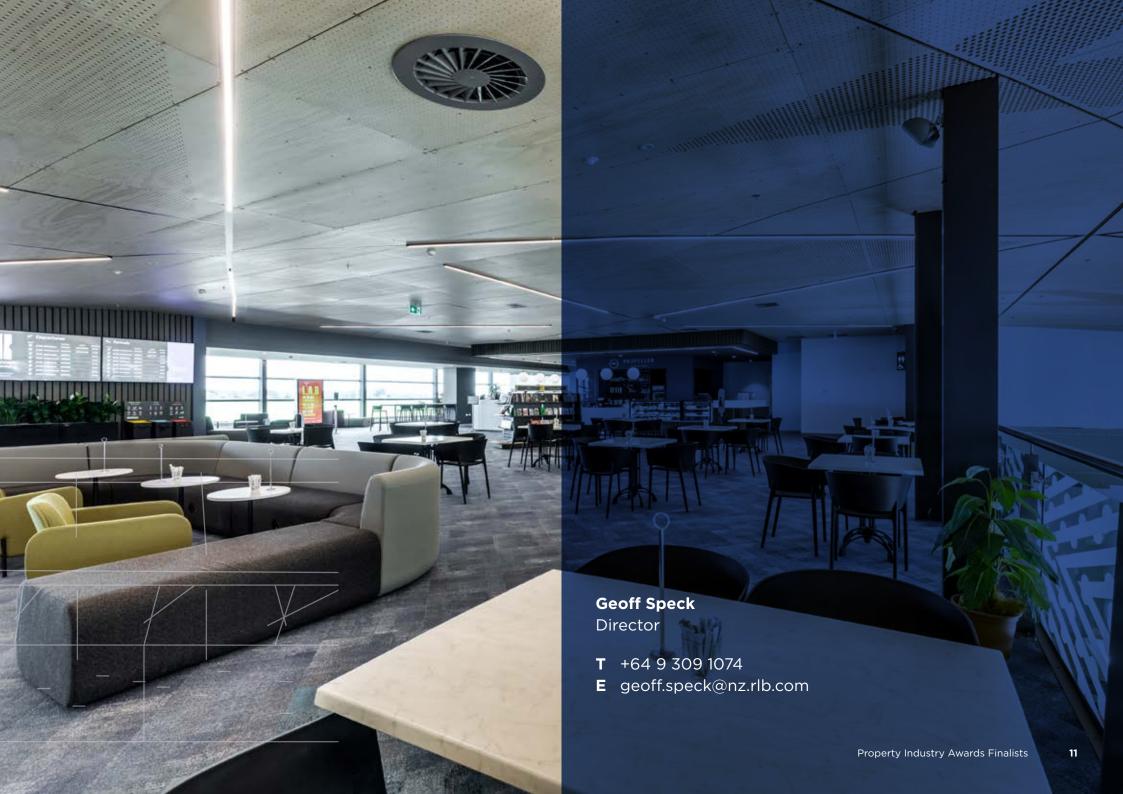


Hamilton Kirikiriroa Airport is a waharoa; a culturally symbolic and vital gateway to the Waikato region. As a key regional piece of infrastructure, the airport's seismic strengthening and refurbishment project was a huge body of work, and an important investment, undertaken during uniquely challenging times. The project involved structural strengthening of the passenger terminal, a plush new departure area, brand new furniture, fittings and flooring, more dedicated workspaces for travellers, and a modern, new colour scheme reflecting the natural colour palette of the Waikato region. Creating a safe, sustainable, and customer-centric space. Underpinning the project was a thorough consultative and collaborative process with mana whenua, further strengthening their partnership with the airport. Reflecting the cultural narrative and history of the region was an integral part of the project. Visual cues include commissioned cultural artworks from local Māori artists, our brand story, bilingual signage, and the Hamilton Kirikiriroa illuminated sign.



This seismic upgrade and refurbishment will bring significant value to the local people of Waikato. Commissioned artwork and te reo signage reflect the multi-stakeholder collaboration that went into the project from the start. Working proactively with the other consultants to accomplish a positive outcome was crucial and resulted in a fantastic outcome.









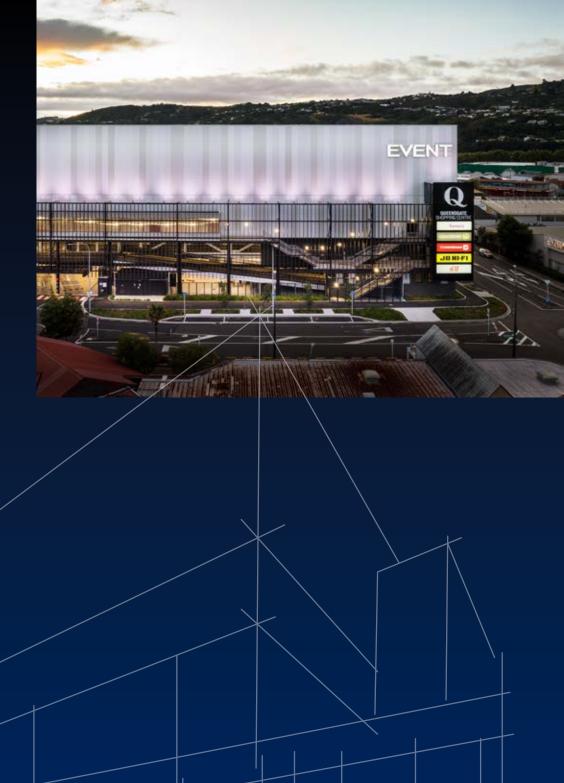


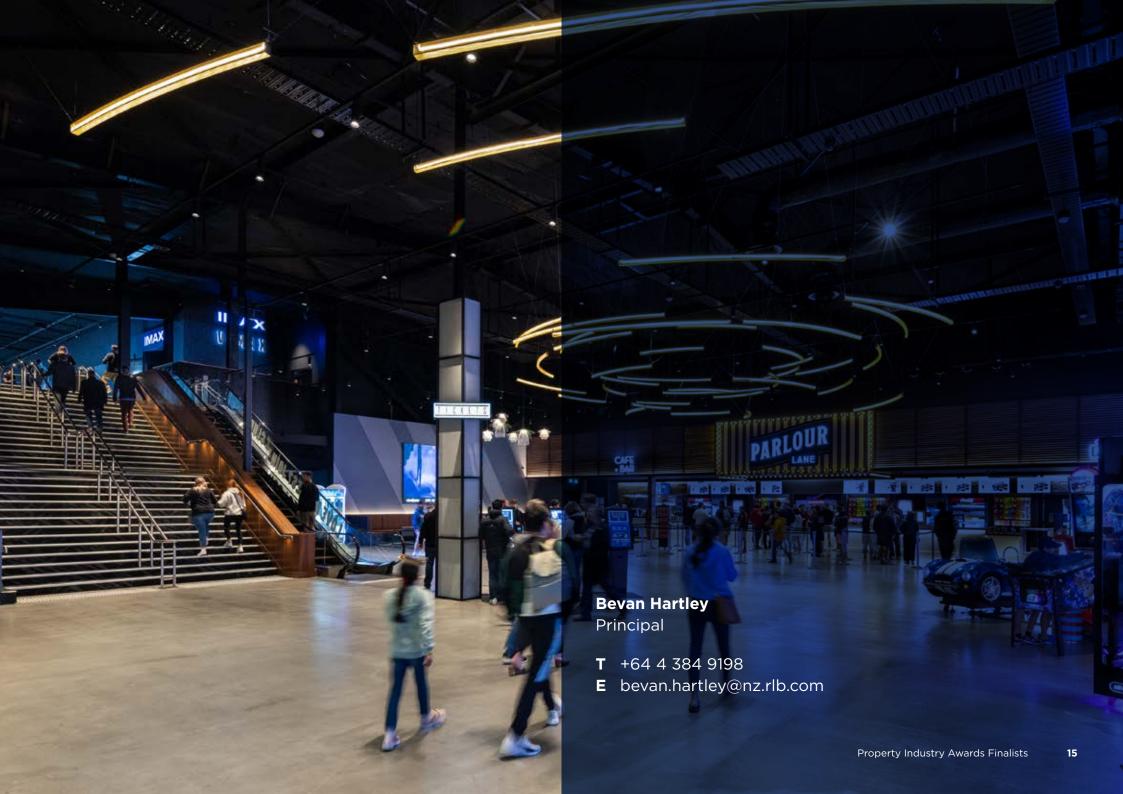
RLB worked closely with Stride Property and the development team for the base build construction of the carpark and cinema development from the very outset. The construction had challenges at almost every corner from the foundations up, but with an outstanding team these challenges were met head on and solved for the fantastic result that Stride Property achieved.

Client	Diversified New Zealand
	Property Trust
Architect	David Thornton, Nicola
	Palmer, Daniel Eiem formally
	of Buchan Auckland
Services	Quantity Surveying
Principal	Bevan Hartley



It was a pleasure to work for Stride Property on this challenging project. The way the client and design team came together to meet the challenges of constructing such a large project attached to a large, live, retail environment was amazing to be involved in. Congratulations to everyone involved.









Client	Risland
Architect	Leuschke Group Architects
Services provided	Quantity Surveying
Director	Chris Haines





The impressive apartment development features three buildings ranging in scale and form, located on the east side of the site, allowing sun into units from the north, east and west. Providing 141 apartments over seven levels with four commercial units plus two basement levels for 121 parking spaces. Patterned precast concrete panels, curtain wall glazing on stair cores, and louvers are used throughout to create distinct façade expressions. 16,550m² GFA and 2,800m² building footprint. Whilst the project had COVID-19 lockdowns through 2020 and 2021 and supply chain challenges like many others, the project finished under budget because the construction works finished ahead of programme, saving on interest costs and consultant fees for the last 5 months of the planned programme and ensuring sales could be completed ahead of schedule.



The change from rainscreen to precast façade elements, prefabricated panels and from external decks to internal Wintergardens helped drive greater cost efficiency, reduced construction time and efficiency, along with increased GFA. This improved the \$/m2 cost whilst increasing the apartment sale price potential with greater internal floor area and flexibility.









Client	AS NZ Property (Wiri)
	Pty Limited
Architect	Woodhams Meikle Zhan
Services provided	Quantity Surveying
Director	Geoff Speck



Auckland Fresh Distribution Centre (AFDC) showcases a complex development with a high degree of specialisation and innovation in cool chain integrity. A key infrastructure asset, the development is integral to Woolworths New Zealand's (WWNZ) supply chain aspirations, promoting operational synergies and adding capability and capacity to support future growth. Comprising 20,796m² on a 43,990m² site, the building is ideally situated in the transport centre of gravity. Co-location with the Hilton Meat Plant (via a state-of-the-art refrigerated air bridge) offers cross-docking benefits, reduces transport emissions, and consolidates the functions of two North Island distribution centres. True to WWNZ's sustainable philosophy, the facility boasts a 4 Green Star design rating and dedication to 'team first' is upheld through the prioritisation of team amenities. Championing locally grown New Zealand produce was at the forefront of design. AFDC harnesses temperature-controlled technology to deliver the highest quality product all the way from farm to fork.

This was a massive build, needing to chill the equivalent of four rugby fields of space. To achieve 4 Green Star rating for this kind of development is a significant accomplishment, exceeding expectations, while offsetting about 183 tons of CO² a year.









Client	Auckland International
	Airport Ltd
Architect	Eclipse Architecture
Services provided	Quantity Surveying
Director	Josh Tattley
	



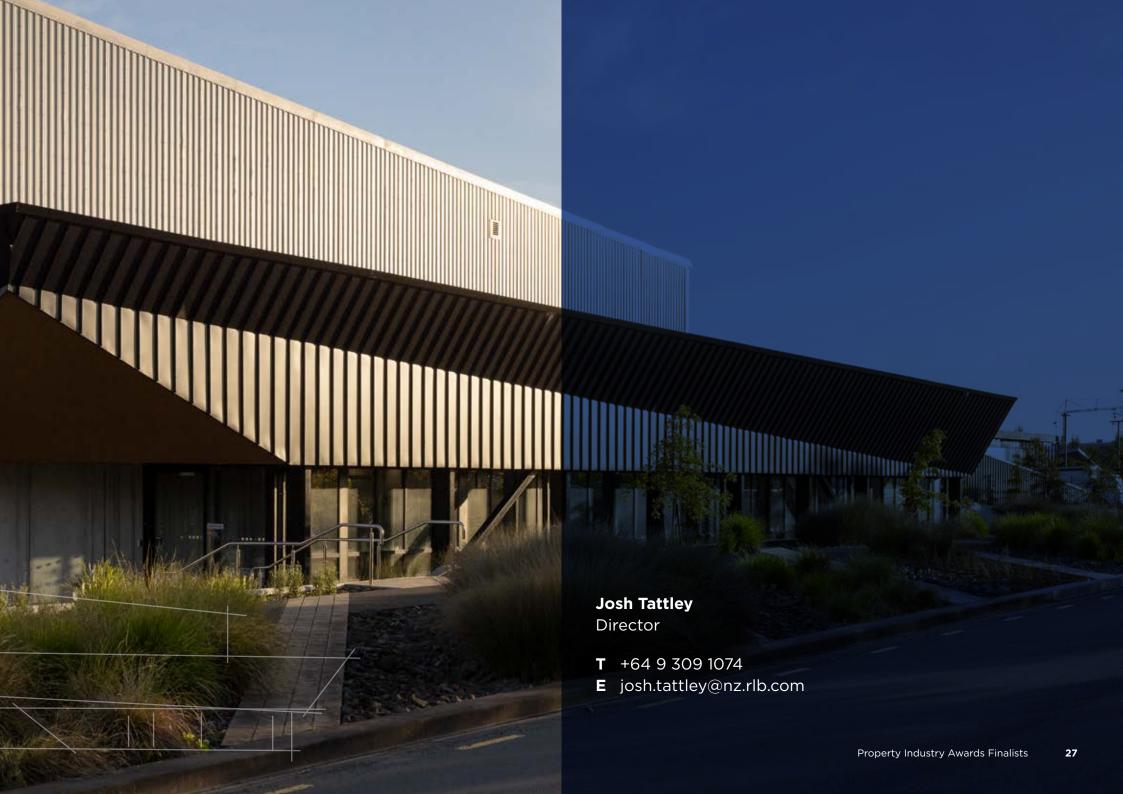


EBOS Group's (Heathcare Logistics) purpose built 19,000m² temperature controlled pharmaceutical grade facility is another standout development, reinforcing the Landing Business Park's reputation as a premium location for global logistics companies. The 29,000m² site is prominently positioned, being on Te Kapua Drive, the main thoroughfare through the Landing precinct. The highly complex, functional, yet aesthetically striking facility is an exemplary representation of a modern multifunctional industrial facility. Key features include a 15-25° temperature-controlled warehouse and breezeway with 9 roof mounted HVAC units, electrical redundancy to n+1 (Full back up - zero time out), cold chain facilities for airline units and sea freight containers, anti-room, high values good vault, rework rooms and a custom build insulated roof system. It is future-proofed for a multitude of logistics activities, incorporates a 4 Green Star sustainability rating and is considered an attractive and enduring property investment asset for AIAL.





AIAL's continued investment in local logistics facilities has paid off again. This large and complex build required proactive consultation from a wide team. Industrial facilities of this complexity can be difficult to plan, and it is testament to the dedication of the whole group that it was delivered so successfully. It is encouraging to see Green Star-rated projects come to fruition in such prominent and important developments.







Client	Rotorua Lakes Council
Architect	Shand Shelton
Services provided	Quantity Surveying
Principal	Cameron Whyte



The Sir Howard Morrison Performing Arts Centre (SHMPAC) is situated on 9,313m² of land gifted by Ngāti Whakaue in the heart of Rotorua. A category 1 building with historical significance combining Spanish Mission style architecture with contemporary Māori design offering a diverse and elegant venue. It originally opened in 1940 and has been home to municipal offices, various public facilities, convention centre, and a performing arts centre. Restoration work began in 2020 to restore this key heritage treasure. The design team took on a holistic approach, dovetailing structural strengthening, architecture, heritage, and bi-cultural involvement including artwork by Ngāti Whakaue artist and designer Henriata Nicholas. Retention of the historical value of the building, keeping much of the original design and materials was important. The build included the installation of a chain-driven orchestra lift platform, the first of its kind in New Zealand, as well as state-of-the-art sound and lighting.





NOMINATION Resene Green Building Property Award Motueka Public Library - Te Noninga Kumu, Tasman District



Client	Tasman District Council
Architect	Jerram Tocker Barron
	Architects
Services provided	Quantity Surveying
Principal	Bevan Hartley



The new purpose-built 1,100m² library replaced the previous library which was grossly undersized to meet the population it serves. Sustainable construction was implemented right from the start. The new facility was designed to match material sizing to reduce construction waste. Structurally built with almost 100% timber, minimising the use of steel, and timber flooring to minimise the use of concrete. Automated lighting control system, mixed mode (passive and active air-conditioning) with automatic window actuators, rainwater-collecting tank, a soak-pit to dispose of any onsite stormwater overflowing from collection tank, and a 100KWp solar power system was installed complete with battery storage. The library is a true asset, "endeavoured to engage wholeheartedly with our community, to reflect our diverse community, provide social connections for all ages, and provide literacy and lifelong learning."

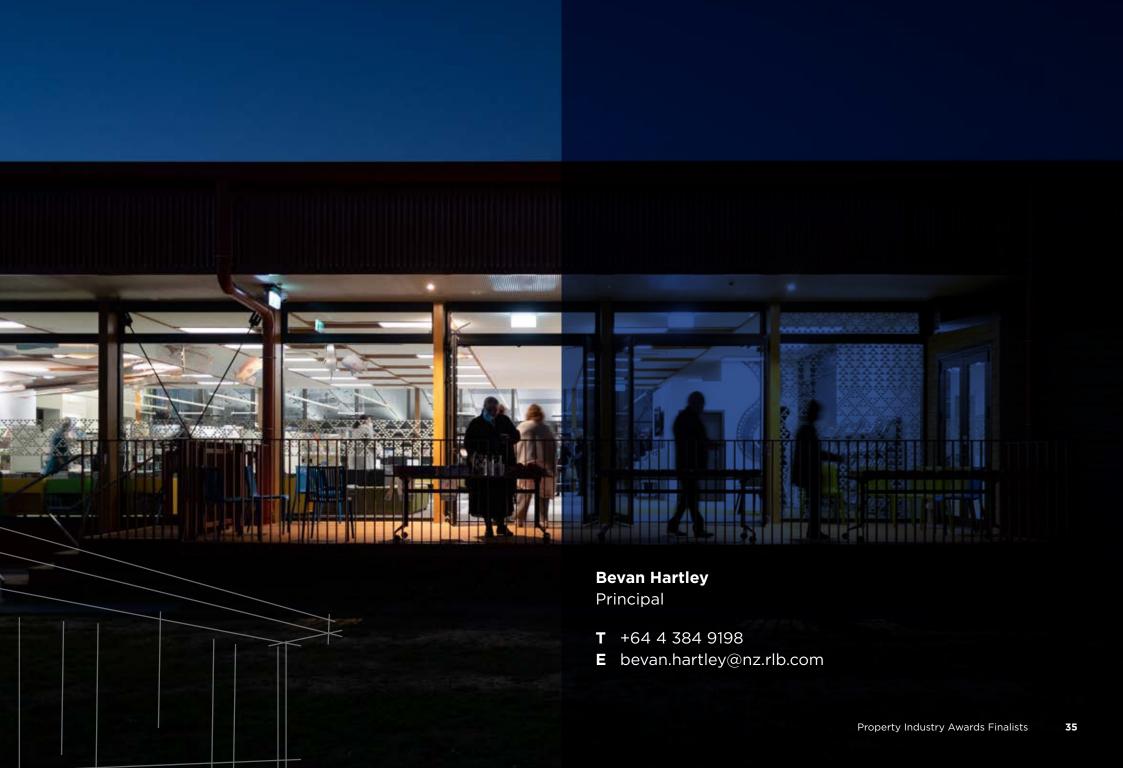




Projects like the Motueka Public Library do not come around very often. This is a relatively small building, but its impact upon the community within it sits is immeasurable. It was very rewarding to be a part of and the residents of the Tasman District should be very proud of this community asset.











Client	Te Whatu Ora
	- Health New Zealand
Architect	Warren and Mahoney
Services provided	Quantity Surveying
Director	Richard Anderson





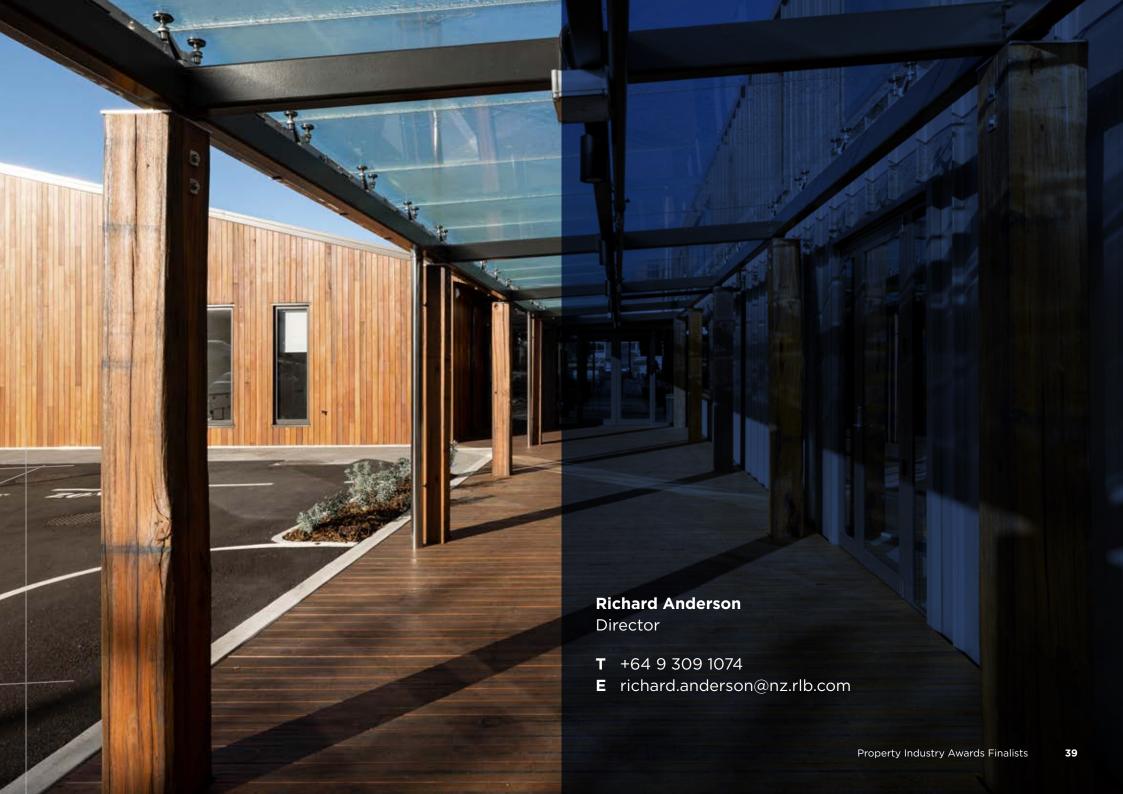
Te Huhi Raupō at Taranaki Base Hospital brings a holistic shift to the care of dialysis patients and their whānau. This 806m² outpatient clinic packs a big climate-conscious punch and shifts the expectations of what is possible in healthcare. The single-level, accessible and passively orientated building spans a valley between the hospital and a residential street. It provides 12 dialysis treatment chairs, consultation and support spaces and a reverse osmosis water treatment plant. The design features locally sourced mass timber structure, solar panels, and reclaimed timber cladding, and is a global leader in Zero Energy and Zero Carbon certifications for healthcare buildings. It creates an optimal environment for patient wellbeing with ocean views, natural daylight and careful consideration of privacy, air quality, acoustic and thermal performance. Te Huhi Raupō is an exemplary building taking an extraordinary step towards future sustainable healthcare and a decarbonised built environment in Aotearoa.





It has been an interesting pleasure to be a part of New Zealand's first sustainable, Green Star-rated public healthcare project. RLB continues to be heavily involved in the healthcare sector, delivering award-nominated projects that bring real tangible value to a really wide range of stakeholders. Playing a part in creating a positive environment, within the budget proscribed, is a privilege.











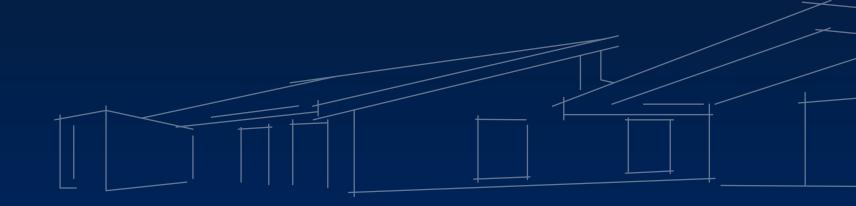
Client	Ministry of Education
Architect	Co Studio
Services provided	Quantity Surveying
Director	Chris Perrins

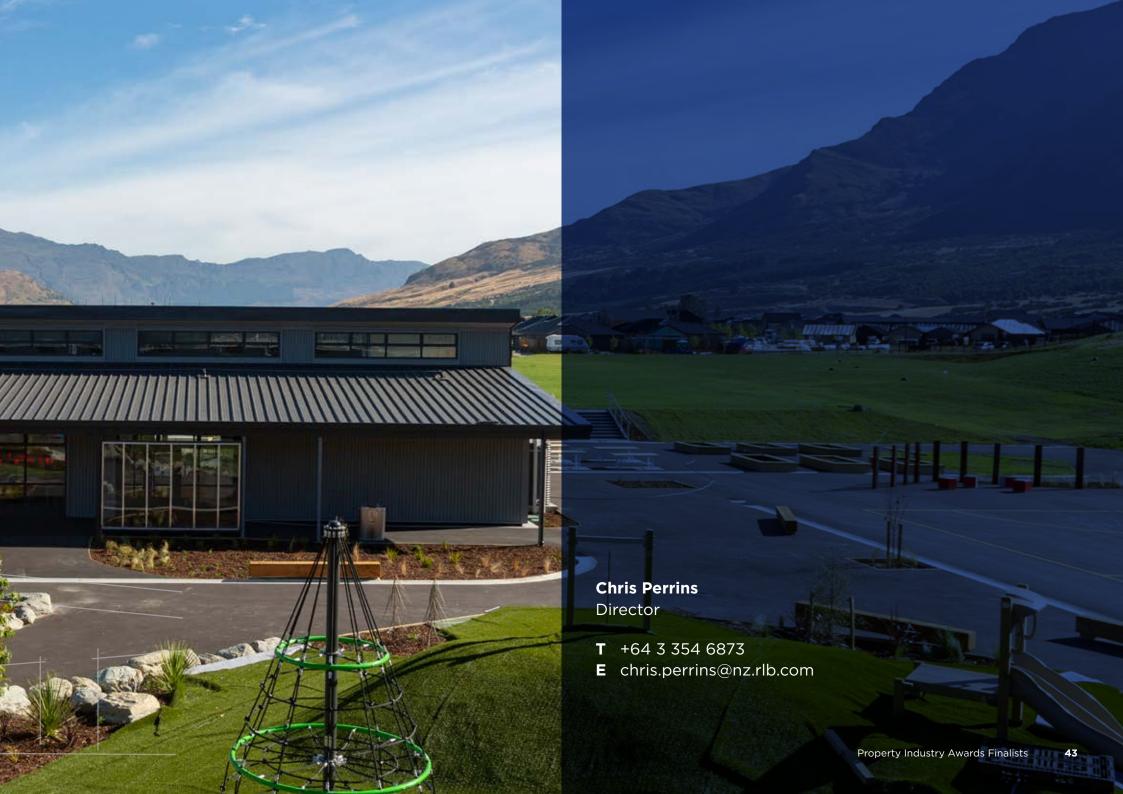


A new school with an impressive backdrop of The Remarkables mountain range, has been two years in the making. A state-of-the-art two-storey teaching space, with a combination of three teaching spaces, hall and administration block, office and play areas. The school has capacity for 600 students from new entrants through to year 8 with the ability to expand to 950. The teaching spaces are multi-functional with rooms able to be closed or open plan. The hall has a basketball court with options for netball, badminton, and volleyball.



Situated in the foothills of The Remarkables mountain range, Hanley's Farm School, Te Kura Wakatipu o Kawarau, provides an excellent learning facility for the local children from Jack's Point and the growing Hanley's Farm subdivision, in Queenstown. RLB in Christchurch is proud to have been an integral member of an experienced team that delivered on time and within budget despite the challenges of constructing through the COVID-19 lockdowns of 2021.









Client	Massey University
Architect	Athfield Architects
Services provided	Quantity Surveying
Principal	Vaughan Plant

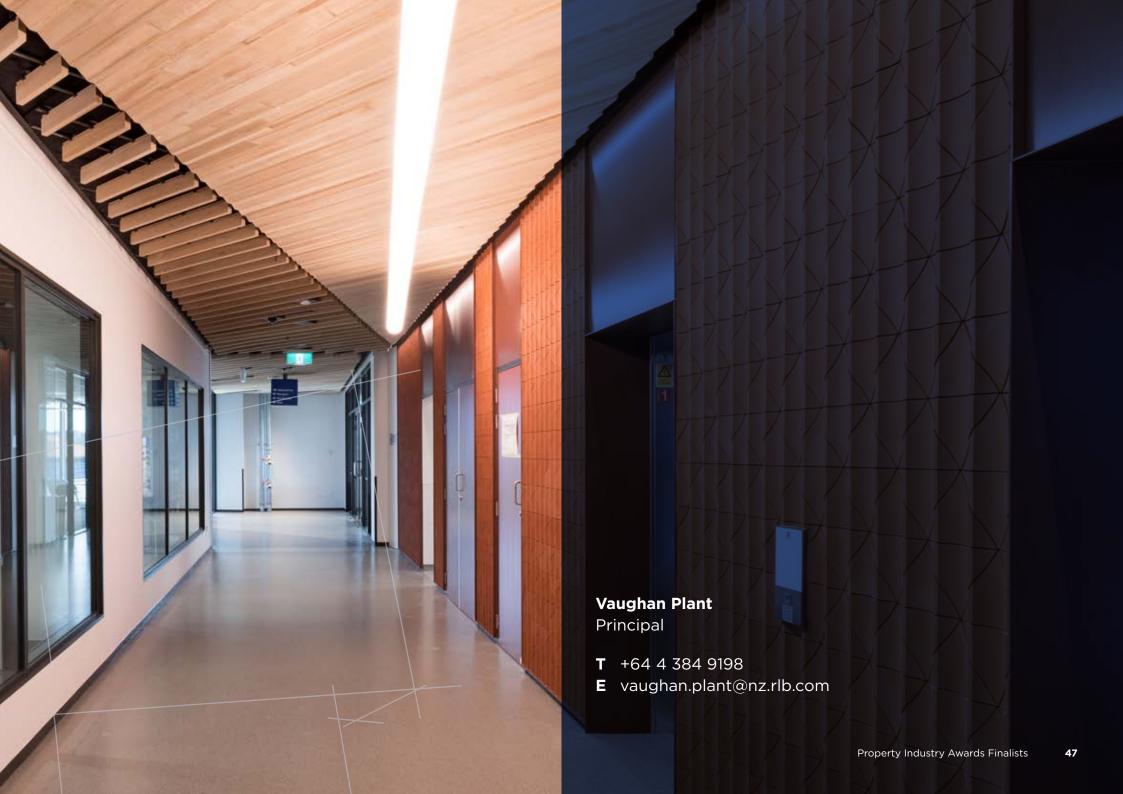


Preceded by a Pre-Construction Services Agreement (PCSA), the project encompassed design, consents, BIM milestones, and all construction works. Comprising two build stages, the first involved construction of a bus lane, footpath and installation of foundation beams comprising 77 bored piles. The second stage was the main build, involving construction of a four-level building with hybrid glulam and steel structure across 10,000m² of laboratories and teaching spaces. With service and building complexity comparable to that of a hospital, the building contains precision positive and negative air pressure HVAC systems to furnish the PC2-level laboratory requirements; medical gas infrastructure and supply; complex electrical supply and building management systems; state-of-the-art fibre optic data system; and the latest smart teaching technology. The acoustic requirements between rooms and floor levels meet the high specifications required for teaching, together with unique internal fire separations requirements.



With a technically challenging brief and the diverse locations of key stakeholders, RLB in Auckland and RLB in Wellington were thrilled to be able to support Massey through the business case, design, and delivery life cycle of the project. To see the initial ideas of Massey's visionary senior leadership team brought to fruition by a talented group of designers and constructed with a resiliency for future generations has been remarkable.







Motueka Public Library – Te Noninga Kumu, Tasman District



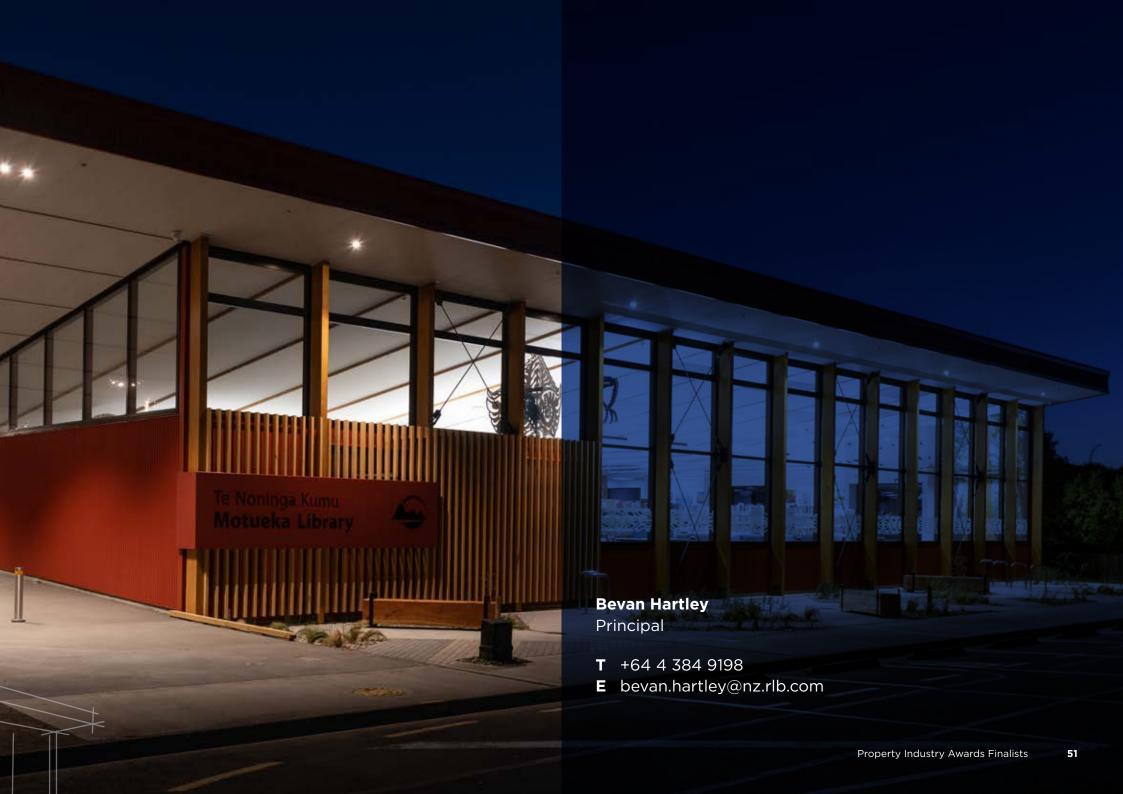
Client	Tasman District Council
Architect	Jerram Tocker Barron
	Architects
Services provided	Quantity Surveying
Principal	Bevan Hartley



The new purpose-built 1,100m² library replaced the previous library which was grossly undersized to meet the population it serves. Sustainable construction was implemented right from the start. The new facility was designed to match material sizing to reduce construction waste. Structurally built with almost 100% timber, minimising the use of steel, and timber flooring to minimise the use of concrete. Automated lighting control system, mixed mode (passive and active air-conditioning) with automatic window actuators, rainwater-collecting tank, a soak-pit to dispose of any onsite stormwater overflowing from collection tank, and a 100KWp solar power system was installed complete with battery storage. The library is a true asset, "endeavoured to engage wholeheartedly with our community, to reflect our diverse community, provide social connections for all ages, and provide literacy and lifelong learning."



The Motueka Public Library is a facility that will deliver tangible value to its community for decades to come. Its green credentials are inspiring.





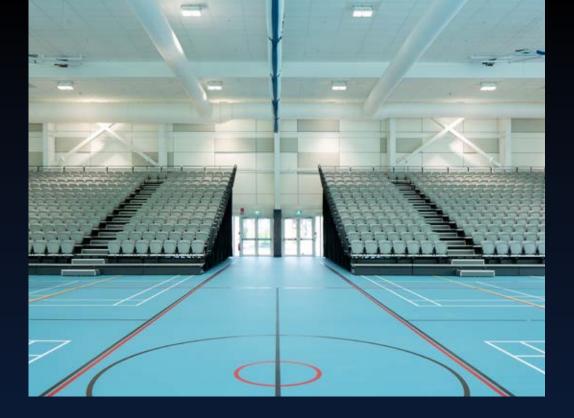


Client	Ministry of Education /
	Future Schools Partners LP
Architect	ASC Architects
Services provided	Quantity Surveying
Director	Chris Haines



Wakatipu High School is a secondary education school for years 9-13. The original building was extended with two new teaching wings and a standalone gym, increasing the roll from 1200 to 1800. This was delivered under a successful Public Private Partnership (PPP) Programme. The extensions make up 3,318m² of expanded teaching and the new gym 1,767m². The north wing features a science lab. large flexible learning space and lecture theatre which can be rented for public use. The south wing features two new computer labs with accessible lift. The new double gym is equipped with two regular courts and one show court for use with retractable audience seating for 700. Significant internal alterations were also completed to provide better functionality for the school. Work was completed while the school was at full capacity along with temporary accommodation and fully operational. A mix of staged works and temporary offsite manufactured buildings was used to ensure full capacity at the school.

PPP routes can be challenging, with a number of gateways, risk profiling and legal frameworks to navigate. This project delivered and navigated a successful path and outcome.











Client	Precinct Properties
	Holdings Limited
Architect	Tennent Brown
Services provided	Quantity Surveying
Principal	Bevan Hartley



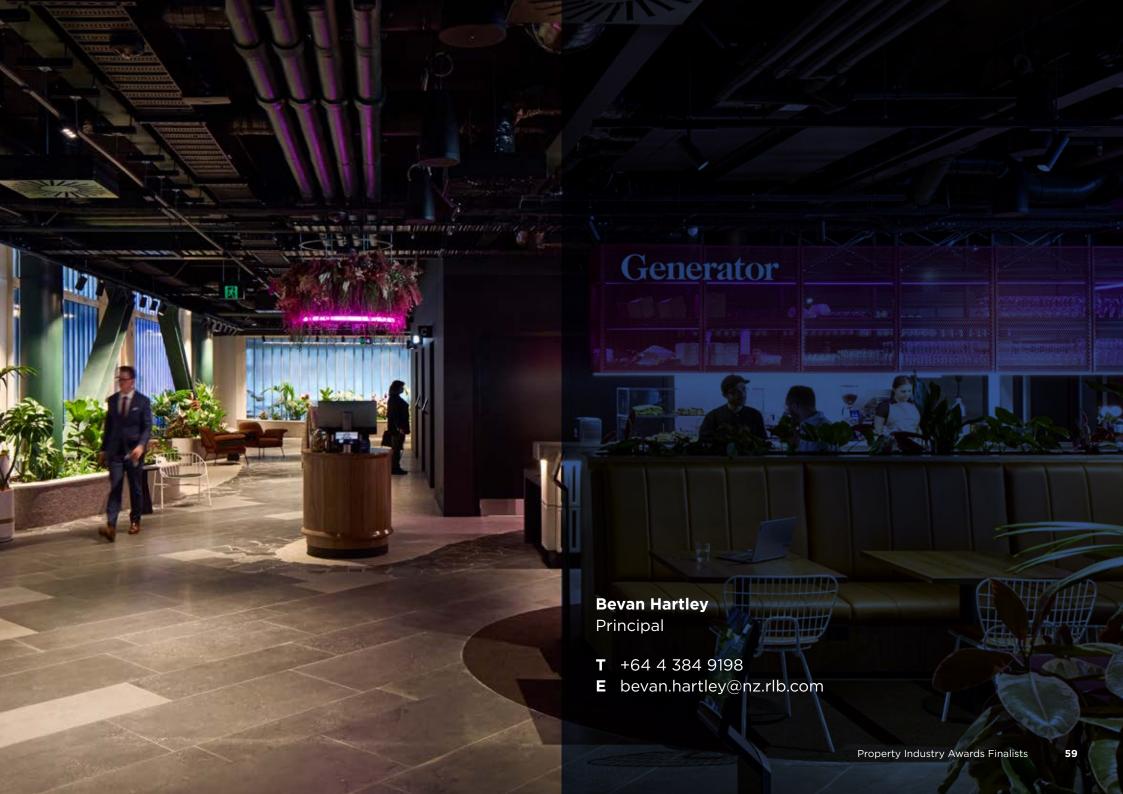
40 Bowen is the third building to be completed at Bowen Campus, a mixed-use precinct adjacent to the Beehive in Wellington. Designed by Tennent Brown, 40 Bowen is built to 100% New Building Standard and is the second project in Wellington to include fluid viscous dampers for exceptional seismic resilience. It provides large open floor plates, offering workplace flexibility for its occupiers, EY, Fujitsu, Generator, Dentons and Simpson Grierson, and a total NLA of 10,200m² over six levels, 40 Bowen shares an atrium and lobby cafe with the adjoining 44 Bowen Street development. Food and beverage offerings and public amenity are provided in Bowen Lane running through Bowen Campus. Both buildings are targeting a 5-star Green Star and 5-star NABERSNZ ratings. We have seen strong demand for high-quality office spaces from both the public and private sectors. On completion of 44 Bowen, the Bowen Campus will support 5,000 workers. As part of the development team for 40 Bowen Street, the completion has meant RLB has continued its work in the completion of the Bowen Campus for Precinct Properties. This has been a visible landmark development for the city of Wellington.





As the latest stage completed for the Bowen Campus, it has been fantastic to be involved in the construction of 40 Bowen Street. The finished product is outstanding in every way and is reflective of the premium assets that Precinct Properties provides for its tenants.









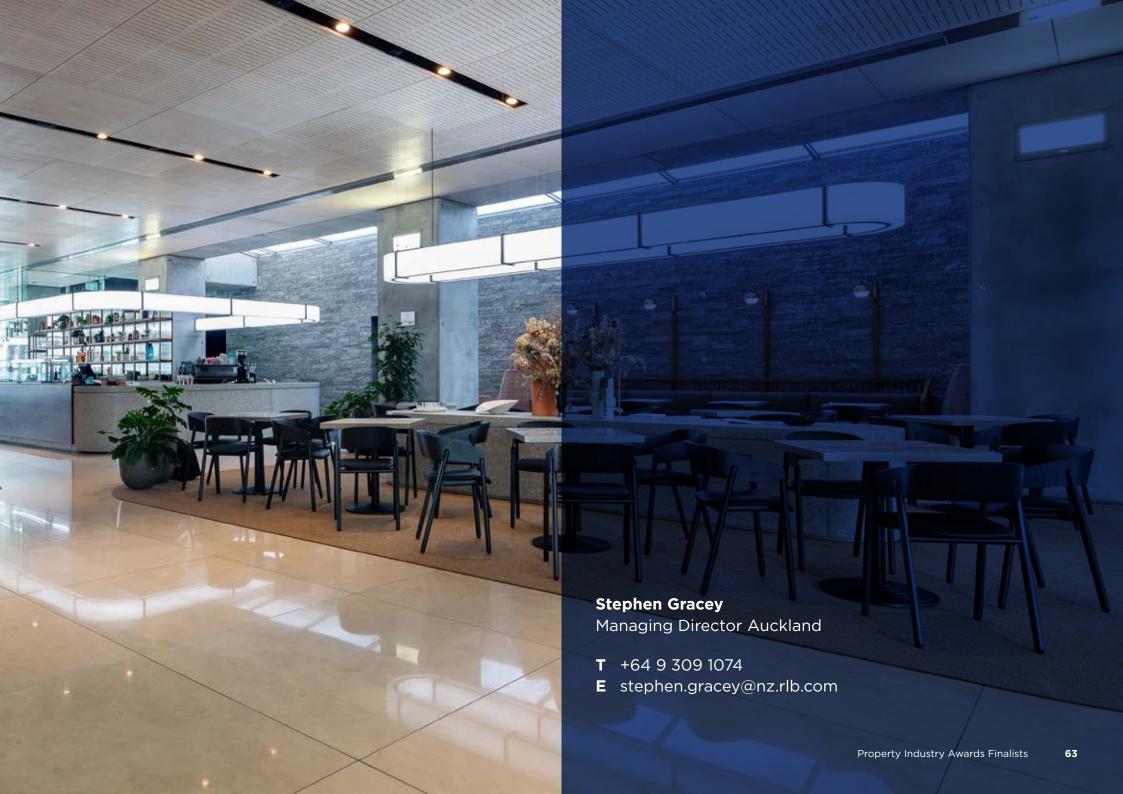
Client	Deka Immobilien
	Investment GmBH
Architect	CPRW
Services provided	Quantity Surveying
Managing Director	Stephen Gracey
Auckland	



RLB was engaged by Deka Immobilien to complete the commercial refurbishment of the Shortland and Fort in Auckland's CBD. The project comprised 3 new lifts, a new lift lobby on Fort Street, and 2 refurbished lobbies on L8 and L9. This included End-of-Trip Facilities, multiple lift lobbies and shafts, cladding, doors, and active and passive fire protection. This included upgraded emergency path egress, gymnasium, restaurant, cafe and dining areas. The project was carried out efficiently, with consultants working proactively together for a shared accomplishment.

Upgrades delivered in separate packages can be more complicated than you'd expect. It is testament to the project team that the project was seamless in its execution. Unlike a typical retro-fitout, it involved significant building services, including new lifts, and cladding replacement as well as extensive internal fitout.









Client	Queenstown Lakes
	District Council
Architect	WSP
Services provided	Quantity Surveying
Technical Director	Tony Tudor

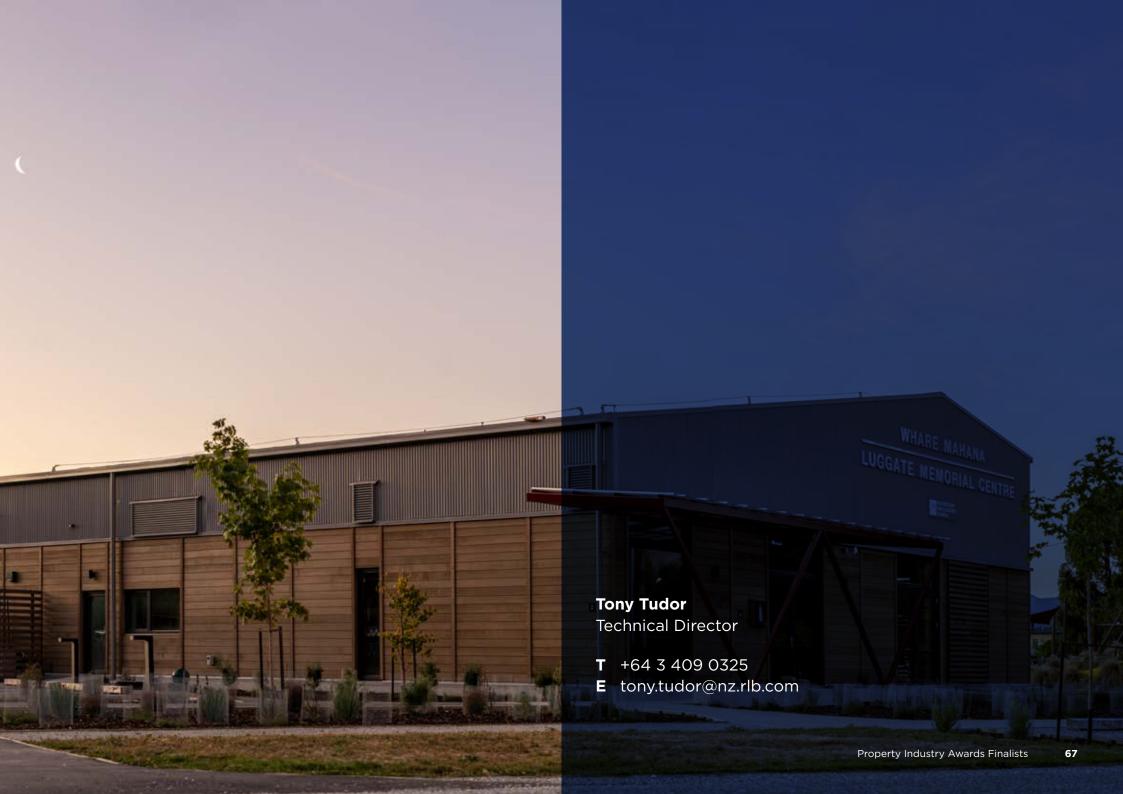


The first community hall in Aotearoa New Zealand attaining ultra-low energy Passive House standard, the Luggate Memorial Centre (Te Whare Mahana) was built to replace the earthquake-prone community hall. The Centre was envisioned as a healthy and comfortable focal point for the community heart for years to come. Set on 9,021m² of strategically landscaped grounds, the 420m² building boasts a main hall with capacity of 200 and a boardroom meeting room for 30 people. Despite the hot summers and cold winters of Otago, the passive building is at a constant temperature of 20-22° year round. It includes high-performance windows and doors, excellent insulation, an airtight building envelope, no thermal bridges, mechanical ventilation, and design-stage energy modelling. Dozens of community groups were engaged from the beginning of the process, covering activities across education/training, arts/music/theatre, health/wellbeing, recreation and sport, community support/advice/advocacy, childcare/playgroup/activities for children, culture/ heritage, community/business association, environmental/ conservation, religion/faith/spiritual, civil defence/ emergency management. The result is one we can all be proud of.

Most passive buildings constructed in New Zealand have been in the residential sector. However, Queenstown Lakes District Council had a clear vision from project outset to deliver a high performing and sustainable community facility. This forward-thinking sets the blueprint not just for community facilities but commercial construction as a whole.











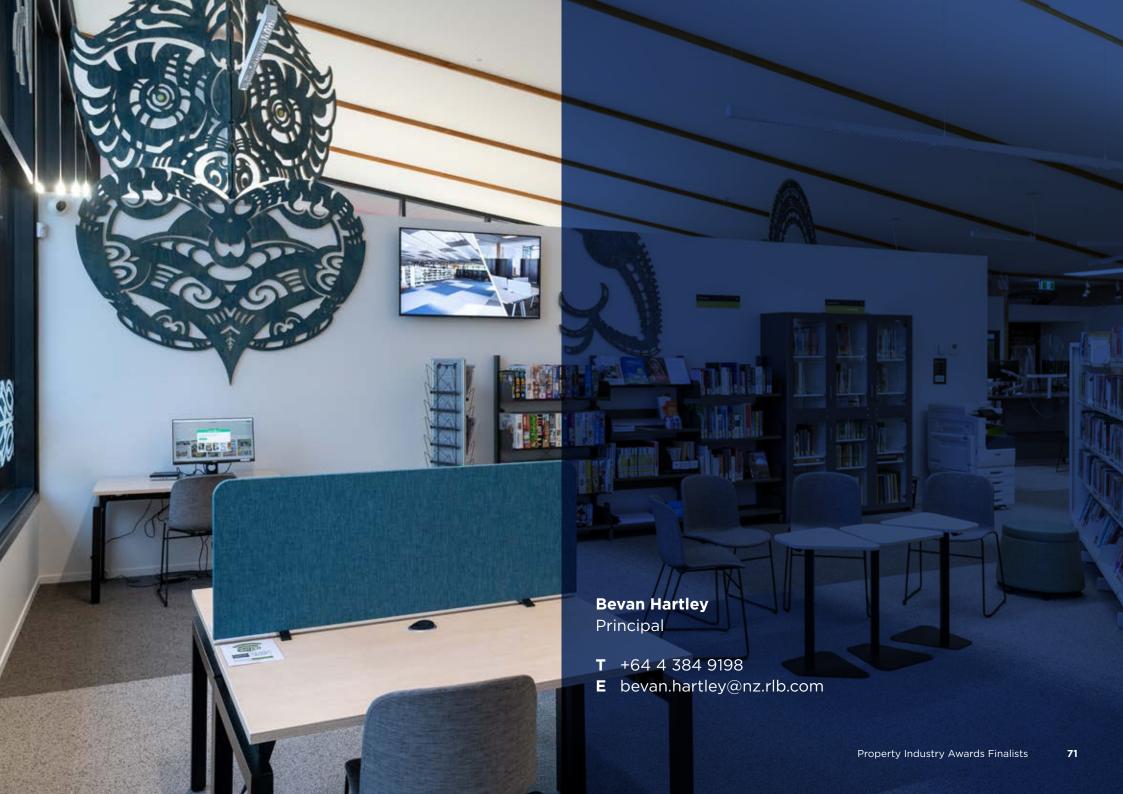
Client	Tasman District Council
Architect	Jerram Tocker Barron
	Architects
Services provided	Quantity Surveying
Principal	Bevan Hartley



The new purpose-built 1,100m² library replaced the previous library which was grossly undersized to meet the population it serves. Sustainable construction was implemented right from the start. The new facility was designed to match material sizing to reduce construction waste. Structurally built with almost 100% timber, minimising the use of steel, and timber flooring to minimise the use of concrete. Automated lighting control system, mixed mode (passive and active air-conditioning) with automatic window actuators, rainwater-collecting tank, a soak-pit to dispose of any onsite stormwater overflowing from collection tank, and a 100KWp solar power system was installed complete with battery storage. The library is a true asset, "endeavoured to engage wholeheartedly with our community, to reflect our diverse community, provide social connections for all ages, and provide literacy and lifelong learning."









NOMINATION

Warren and Mahoney Civic, Health & Arts Property Award

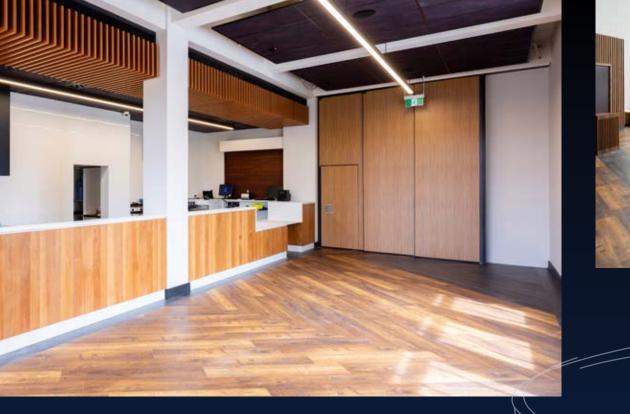
Sir Howard Morrison Performing Arts Centre, Rotorua



Client	Rotorua Lakes Council
Architect	Shand Shelton
Services provided	Quantity Surveying
Principal	Cameron Whyte

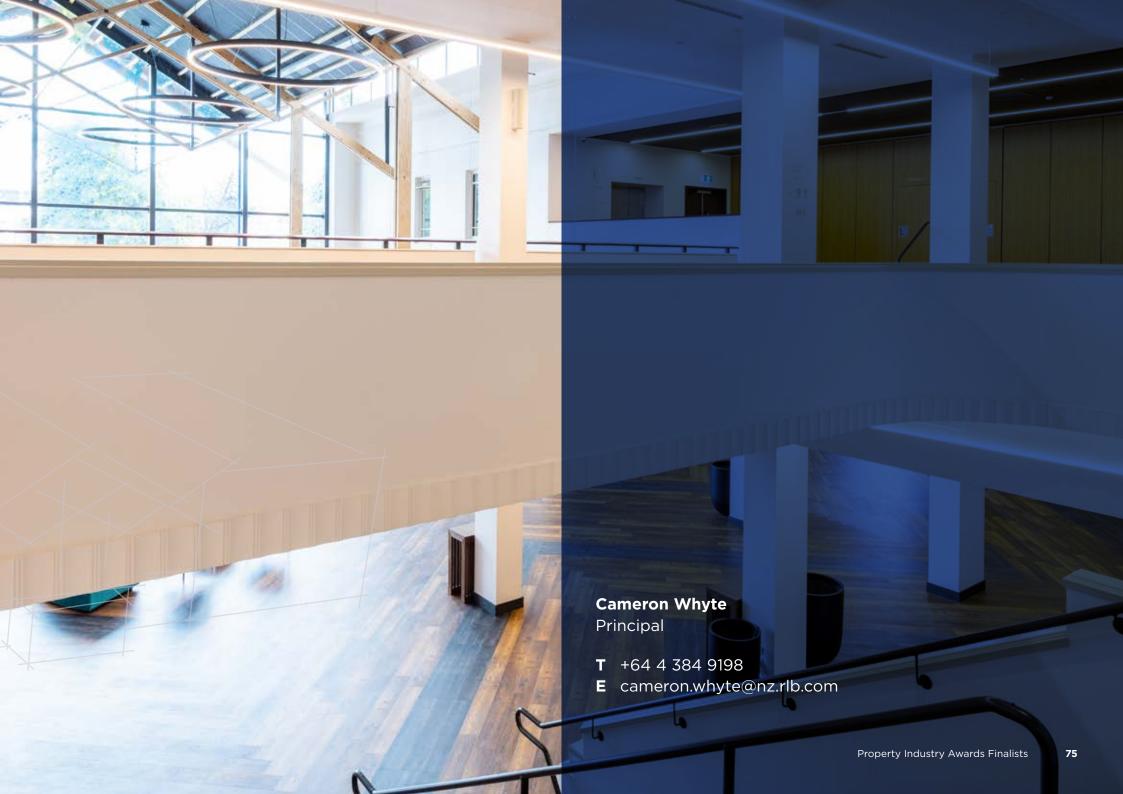


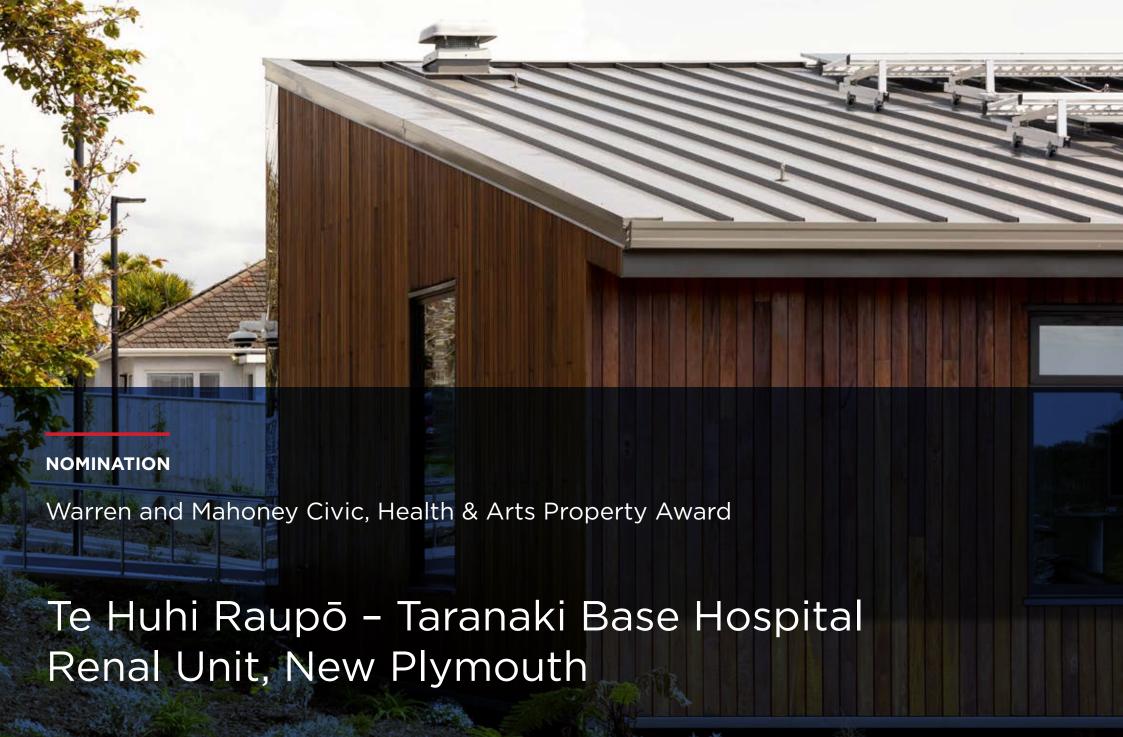
The Sir Howard Morrison Performing Arts Centre (SHMPAC) is situated on 9,313m² of land gifted by Ngāti Whakaue in the heart of Rotorua. A category 1 building with historical significance combining Spanish Mission style architecture with contemporary Māori design offering a diverse and elegant venue. It originally opened in 1940 and has been home to municipal offices, various public facilities, convention centre, and a performing arts centre. Restoration work began in 2020 to restore this key heritage treasure. The design team took on a holistic approach, dovetailing structural strengthening, architecture, heritage, and bi-cultural involvement including artwork by Ngāti Whakaue artist and designer Henriata Nicholas. Retention of the historical value of the building, keeping much of the original design and materials was important. The build included the installation of a chain-driven orchestra lift platform, the first of its kind in New Zealand, as well as state-of-the-art sound and lighting.

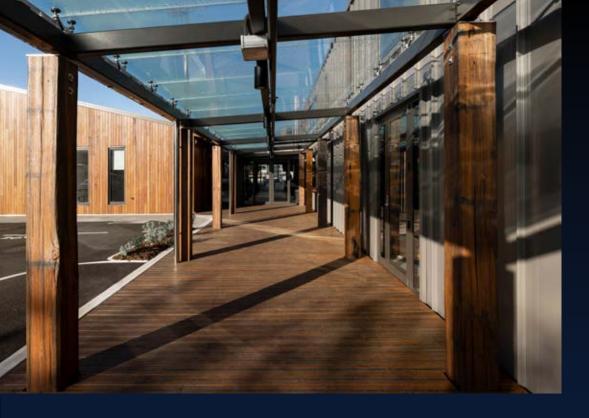




Emphasis on the heritage features can be seen in every detail throughout the building. The outcome is rewarding.







Client	Te Whatu Ora
	- Health New Zealand
Architect	Warren and Mahoney
Services provided	Quantity Surveying
Director	Richard Anderson



Te Huhi Raupō at Taranaki Base Hospital brings a holistic shift to the care of dialysis patients and their whānau. This 806m² outpatient clinic packs a big climate-conscious punch and shifts the expectations of what is possible in healthcare. The single level, accessible and passively orientated building spans a valley between the hospital and a residential street. It provides 12 dialysis treatment chairs, consultation and support spaces and a reverse osmosis water treatment plant. The design features locally sourced mass timber structure, solar panels, and reclaimed timber cladding, and is a global leader in Zero Energy and Zero Carbon certifications for healthcare buildings. It creates an optimal environment for patient wellbeing with ocean views, natural daylight and careful consideration of privacy, air quality, acoustic and thermal performance. Te Huhi Raupō is an exemplary building taking an extraordinary step towards future sustainable healthcare and a decarbonized built environment in Aotearoa.

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Another outstanding healthcare project we are immensely proud to be a part of, delivering quality to the greater community.









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