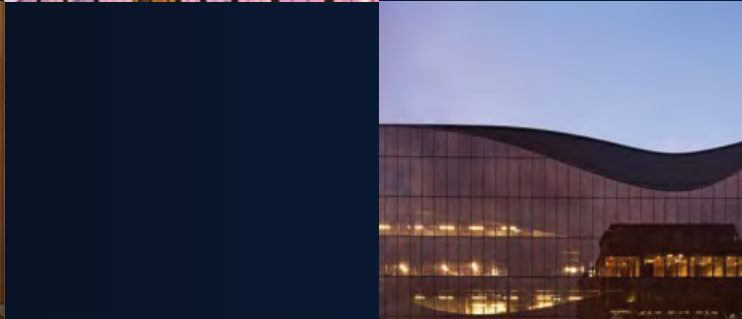
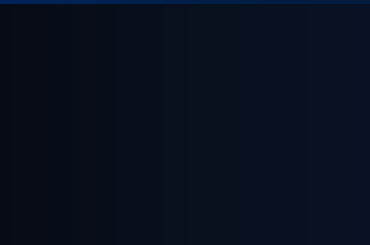




2024

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 over a quarter of a century, the construction industry has gathered annually to celebrate outstanding projects and their significant contributions to Aotearoa New Zealand's built environment.

Congratulations to our 2024 finalists.



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The construction sector in Aotearoa New Zealand has had a strong 2023-2024 and continues to impress.

As a Scotsman, I guess I shouldn't be very impressionable. But here we are.

The outstanding calibre of the projects we see as judges every year is undeniable.

It's incredibly challenging to make decisions about category winners, made more difficult this year, given the record number of submissions and the quality of projects nominated.

The judges have once again deliberated at length. We have to - it's a very deserving set of nominees. All those involved should be very proud of their achievements regardless of tonight's outcomes.

We are also seeing a response to the growing demand for more sustainable buildings. This is becoming critical for organisations to remain relevant and competitive in today's world. The challenge is to translate this positive sentiment into further positive action.

Thanks must go to the Property Council of New Zealand for once again organising this fantastic evening that allows us all to come together and celebrate. Achievements in completing a meaningful project can be missed as we go on to the next. But it's so important to mark the occasion.

My sincerest best wishes to all of tonight's nominees. You are all winners.

RICHARD ANDERSON
DIRECTOR, 2024 JUDGE

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Bringing Imagination to Life



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

It's been 27 years of Rider Levett Bucknall being the principal sponsor of the Rider Levett Bucknall Property Council New Zealand Property Industry Awards. Once again, we are so proud to be a part of this important event.

The esteemed judges, as always, have had a mighty task ahead of them in selecting winners from such a deserving group of projects. I thank them for their careful and considered opinion – these skilled people know what they're talking about, and I know they take their responsibility seriously. The overall winners tonight are part of a very tough crowd of high achievers. I extend my sincere congratulations to them all.

As an industry, there are a lot of quite complex challenges to face right now. It's an odd market, with an uncertain future, and the skittish pipeline of development reflects that. Right now, it seems that not everybody is going to come out alive. But the world continues to turn.

We learn a lot from each other. There is always interesting new stuff to figure out.

Sustainability remains at the forefront of construction, and as a hands-on quantity surveyor working with budgets every day, I am impressed to see it becoming such a priority.

One thing I do know is that we have each other's backs in this industry. Despite the complexities, we can come together each year, here at these awards, and show off a little bit.

Showing off is underutilised in New Zealand, and underappreciated. And that's what these awards are all about.

What we all do is no mean feat. We all work hard – and as a group, we in this room don't stop making remarkable things happen against the odds.

The built environment in New Zealand gets better and better, because of the people here tonight.

So please join me in raising a glass – and saying well done.

STEVE GRACEY

AUCKLAND MANAGING DIRECTOR

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NOMINATION

Warren and Mahoney Civic, Health & Arts Property Award

Bidwill Trust Hospital – Radiology Extension, Timaru



Client	Bidwill Trust
Architect	Totem Studio Architects
Services provided	Cost Management & Quantity Surveying
Director	Neville Robb



Bidwill Hospital, a private surgical hospital in South Canterbury since 1912, expanded its services through a strategic partnership with Pacific Radiology Group (PRG). This project included a new 515m² radiology unit with a state-of-the-art MRI facility and extended the existing 2,650m² hospital to include a new Theatre Sterilising Unit (TSU), redesigned office and support spaces, and enhanced loading and storage. Operating as a charitable trust, Bidwill Hospital reinvests all profits into improvements and patient care. The new facility was built on the hospital's 7,385m² site, adjacent to the existing hospital.

“

Precision and safety were crucial for Bidwill Hospital. Thanks to our team's dedication and collaboration, RLB met the hospital's needs, delivering a facility that enhances patient care and services in South Canterbury. ”





Pacific Radiology

Neville Robb
Director

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NOMINATION

Warren and Mahoney Civic, Health & Arts Property Award

Hilmorton Specialist Mental Health Services, Christchurch



Client	Te Whatu Ora
Architect	Klein Architects
Services provided	Cost Management & Quantity Surveying
Director	Tom Chatterton

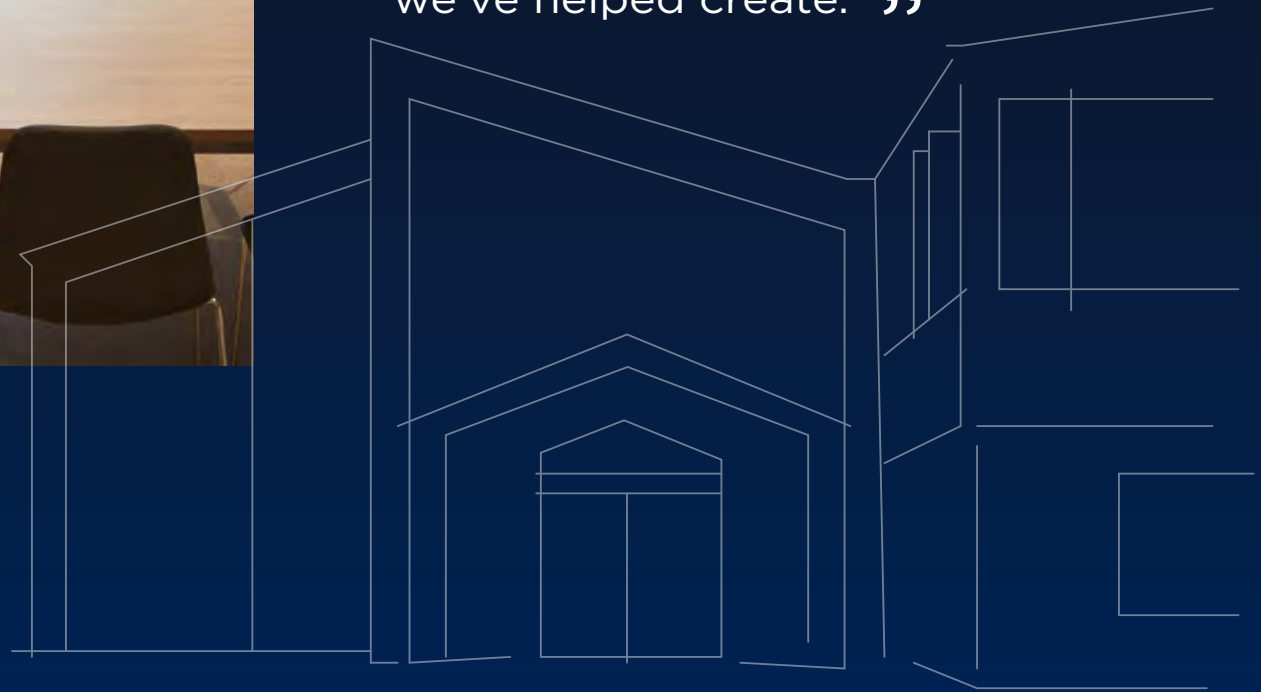


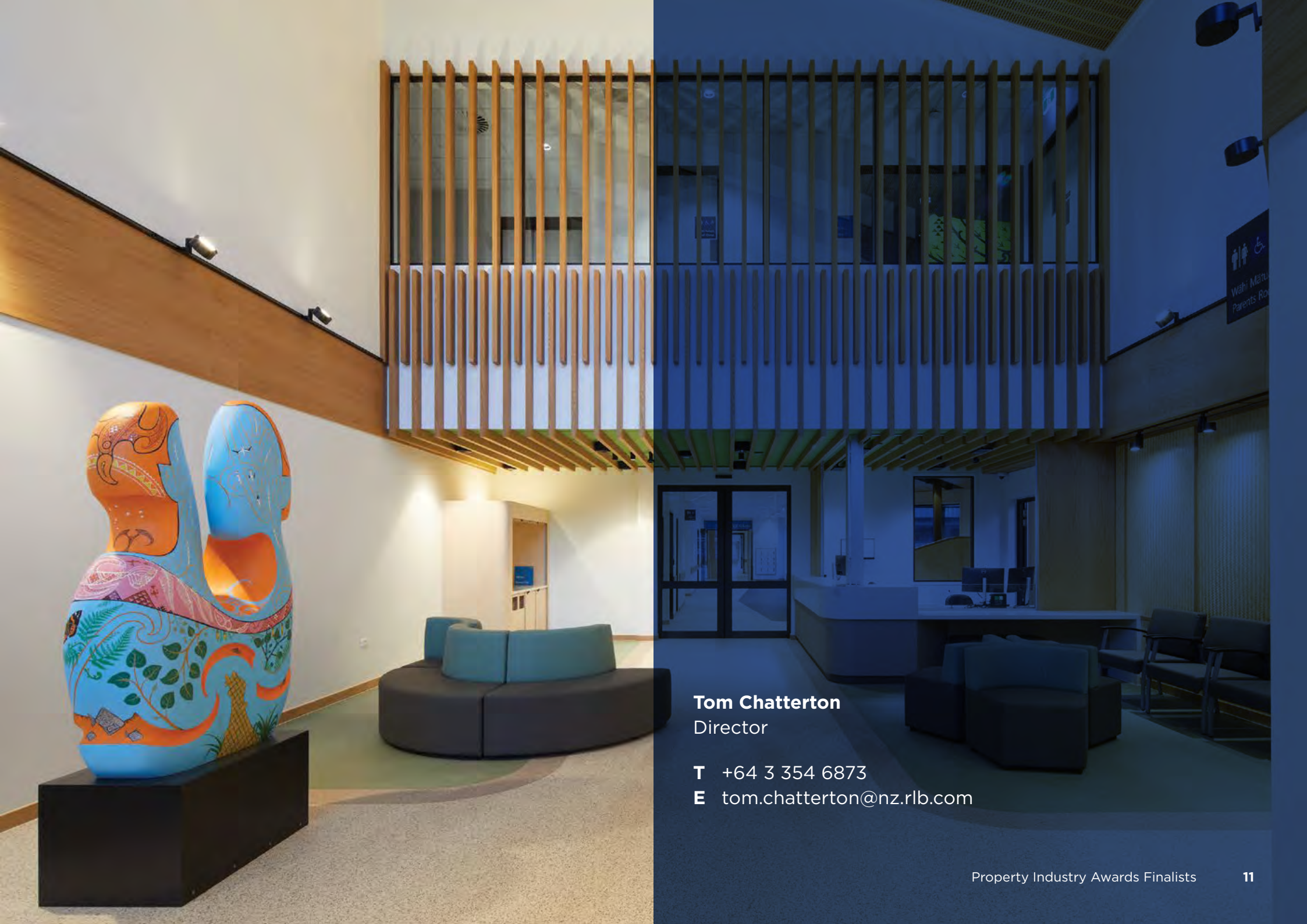
Two new buildings for specialist mental health services have been relocated to Christchurch's Hillmorton Campus from the old Princess Margaret Hospital. Leading in sustainability and flexibility, the larger 4,600m² facility serves mothers, babies, children, adolescents, and those with eating disorders. A separate 1,900m² unit provides 16 beds for adults with complex needs. Designed with natural light, courtyards, and a playground, these buildings create a welcoming environment for mental wellbeing. They are the first in Aotearoa to use the Green Star tool for mental health, achieving a 4 Green Star design rating and aiming for 5 as-built.



“

We've made patient support our top priority in this project, all while being mindful of costs. Every decision was made with care and empathy, considering the sensitive subject matter. It has been meticulous work but seeing the positive impact on future patients makes it all worthwhile. We're proud of the meaningful spaces we've helped create. ”





Tom Chatterton
Director

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NOMINATION

Warren and Mahoney Civic, Health & Arts Property Award

Starship Children's Hospital, Auckland



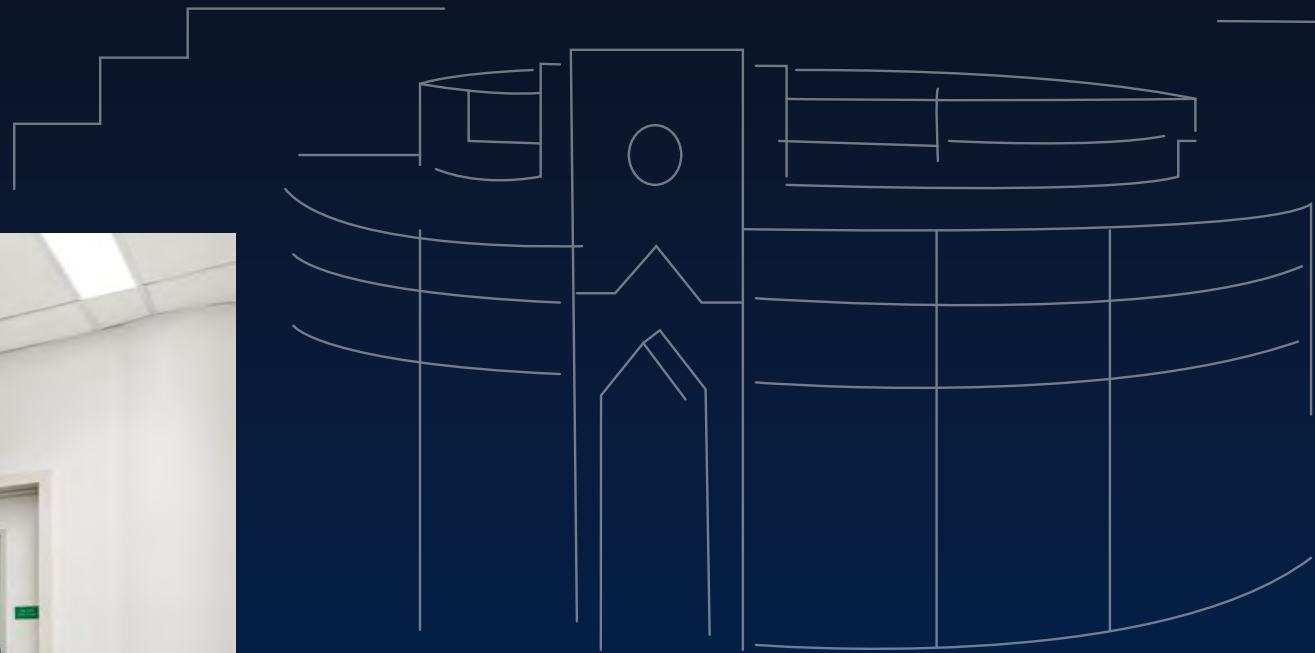
Client	Te Whatu Ora
Architect	Chow:Hill Architects
Services provided	Cost Management & Quantity Surveying
Director	Ed Cook



Starship Hospital's PICU, New Zealand's only dedicated Paediatric Intensive Care Unit, has expanded to include 4 ICU and 10 HDU beds, plus amenities for whānau and staff. The project efficiently reused space, adding structural and service upgrades, natural light, bright colors, and a ceiling tree canopy. Remarkably, the work was completed in a live hospital setting with critical care patients and finished 10 weeks ahead of schedule.

“

Projects like this are truly rewarding. We all have a stake in healthcare, especially when it involves critical care for children. The commitment of the entire team ensures that patients receive the quality care they deserve. ”





Ed Cook
Director

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NOMINATION

Warren and Mahoney Civic, Health & Arts Property Award

**Tākina - Wellington Convention
and Exhibition Centre, Wellington**



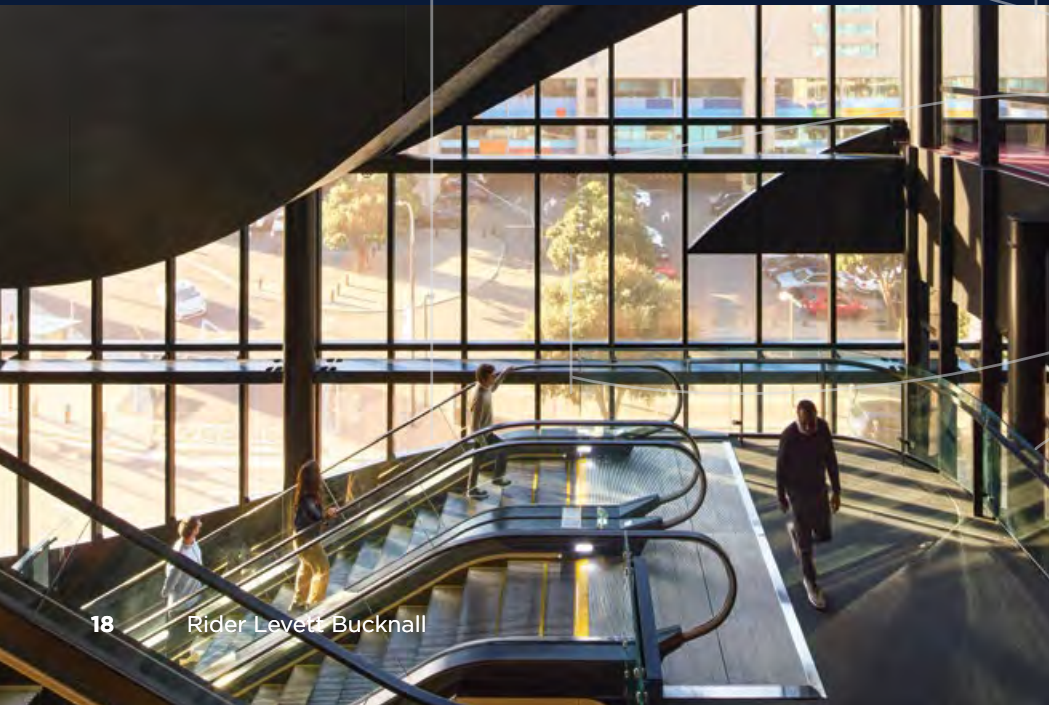
Client	Willis Bond / Wellington City Council
Architect	Studio Pacific Architecture
Services provided	Cost Management & Quantity Surveying
Director	Grant Watkins



Tākina, Wellington's new 18,000m² Convention and Exhibition Centre, is the first in Aotearoa to achieve a 5 Green Star NZ certified rating. Built on a 5,500m² site opposite Te Papa, it's Wellington's largest infrastructure investment since Sky Stadium. Delivered on time and on budget despite the pandemic, Tākina features elegant architecture, iwi involvement, adaptable spaces, base-isolation, a structural diagrid for seismic resilience, and sustainability features cutting carbon emissions and energy use by 60-70%. In its first six months, it has already boosted Wellington's economy by c.\$24 million.

“

We take immense pride in having contributed our services to this high-calibre project that supports the Wellington commercial community. The dedication of our senior leaders and the entire team is a testament to our commitment to excellence. Despite the challenges, we successfully delivered this project, and the feedback we've received underscores its success. ”





Grant Watkins

Director

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NOMINATION

Warren and Mahoney Civic, Health & Arts Property Award

Toi Mahara – the Kāpiti District Gallery, Waikanae



Toi Mahara – Kāpiti Coast District Gallery is a stunning new contemporary art gallery. Using the same footprint as its predecessor, it offers twice the number of galleries and nearly three times the exhibition space. Features include four galleries, a picture window with views of Kāpiti Island, improved storage, and staff and retail spaces. Artworks by mana whenua and ceramic artists are embedded throughout. The upgrade, driven by the Mahara Gallery Trust's vision to house the Frances Hodgkins' Field Collection, involved a 20-year creative fundraising journey and a successful partnership with the Council. Toi Mahara now makes the Field Collection accessible to all art lovers and is set to become a key visitor destination, linking art venues in the Wellington region and beyond.

Client	Kāpiti Coast District Council
Architect	Athfield Architects
Services provided	Cost Management & Quantity Surveying
Director	Cameron Whyte



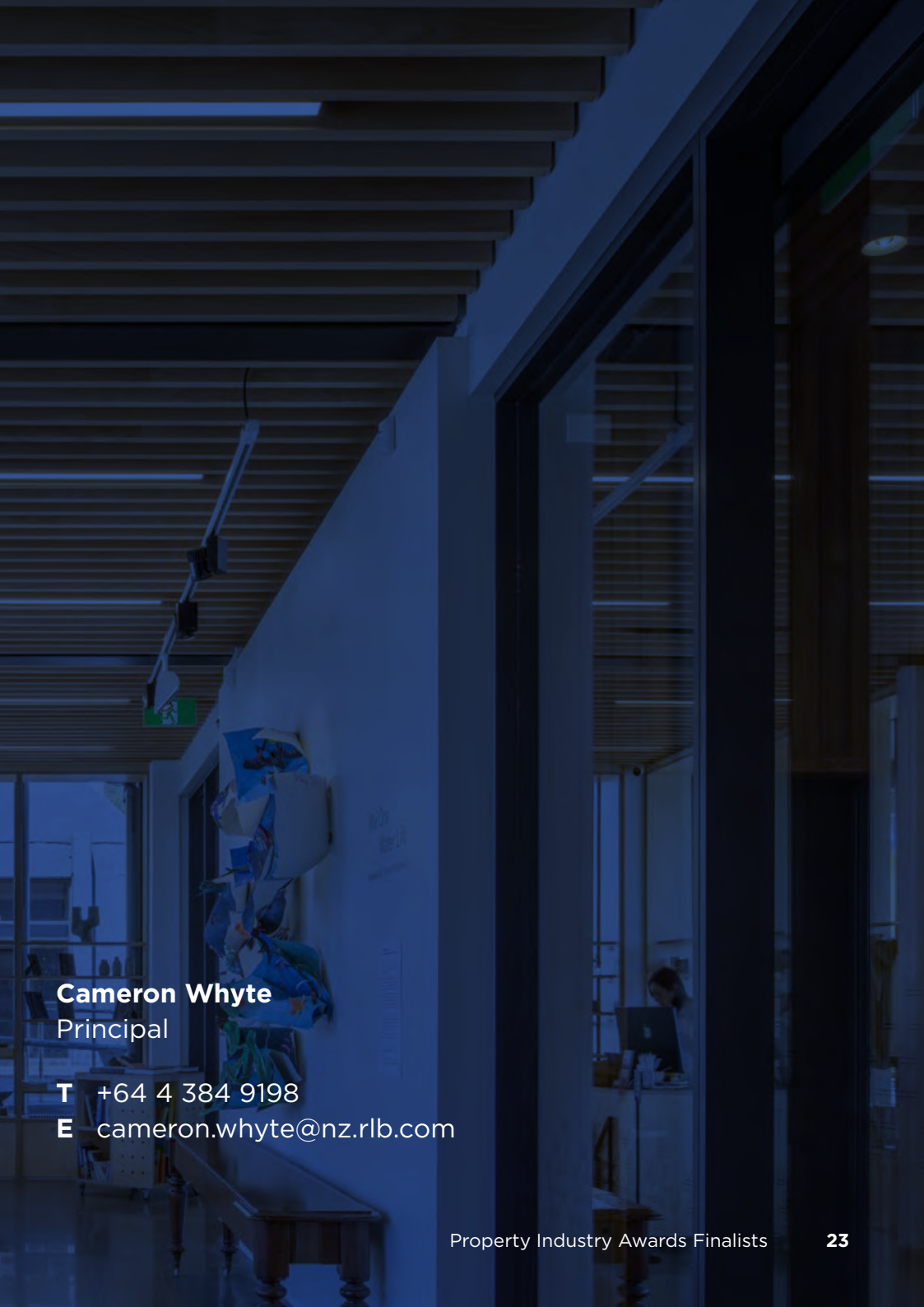


“

Every artist deserves a platform to showcase their work. We're pleased to have the opportunity to contribute to bringing Toi Mahara to life.

Art enhances our cultural landscape, and this destination art gallery and community hub makes contemporary art accessible to all. ”





Cameron Whyte
Principal

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NOMINATION

RCP Commercial Office Property Award

3 Te Kehu Way, Auckland



Client	Kiwi Property
Architect	Peddlethorp, Woods Bagot
Services provided	Cost Management & Quantity Surveying
Director	Josh Tattley

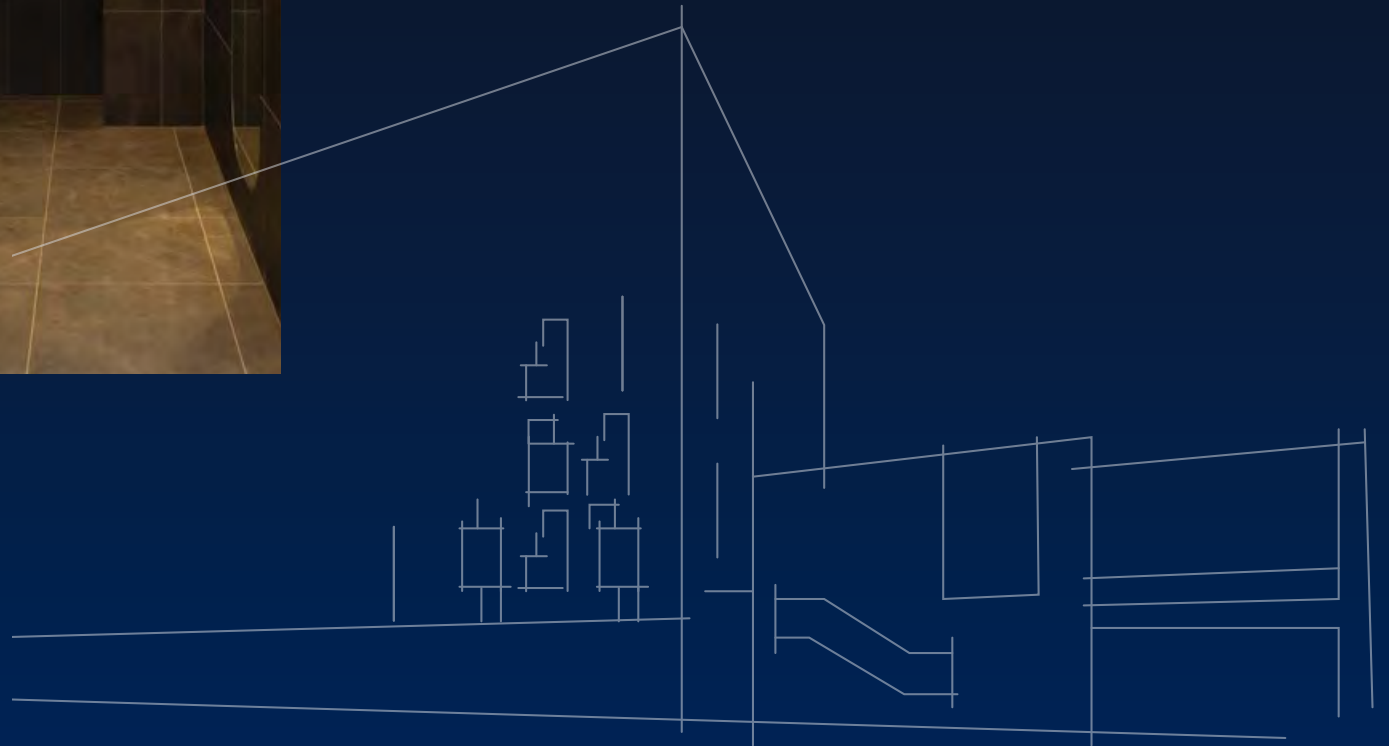


Sylvia Park's second commercial development, 3 Te Kehu Way, transforms 3,727m² of parking into A-Grade offices and a medical center within a landscaped town square. The six-storey tower and low-rise pavilion, totaling 7,268m² NLA, create a sheltered "outdoor room" free from wind and traffic noise. Flexible tenancies and top amenities focus on tenant wellbeing. This development is the first to earn a 6 Green Star Design & as-built NZv1.0 Certified Built Rating, boasting a 74% reduction in operational energy, 63% less water use, 92% waste diversion, a 64-kW solar array, and low carbon materials.



“

3 Te Kehu Way establishes a new benchmark for sustainability and consumer expectations. The project's success is attributed to the exceptional collaboration and resilience of the team. ”





Josh Tattley

Director

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NOMINATION

RCP Commercial Office Property Award

44 Bowen Street, Wellington



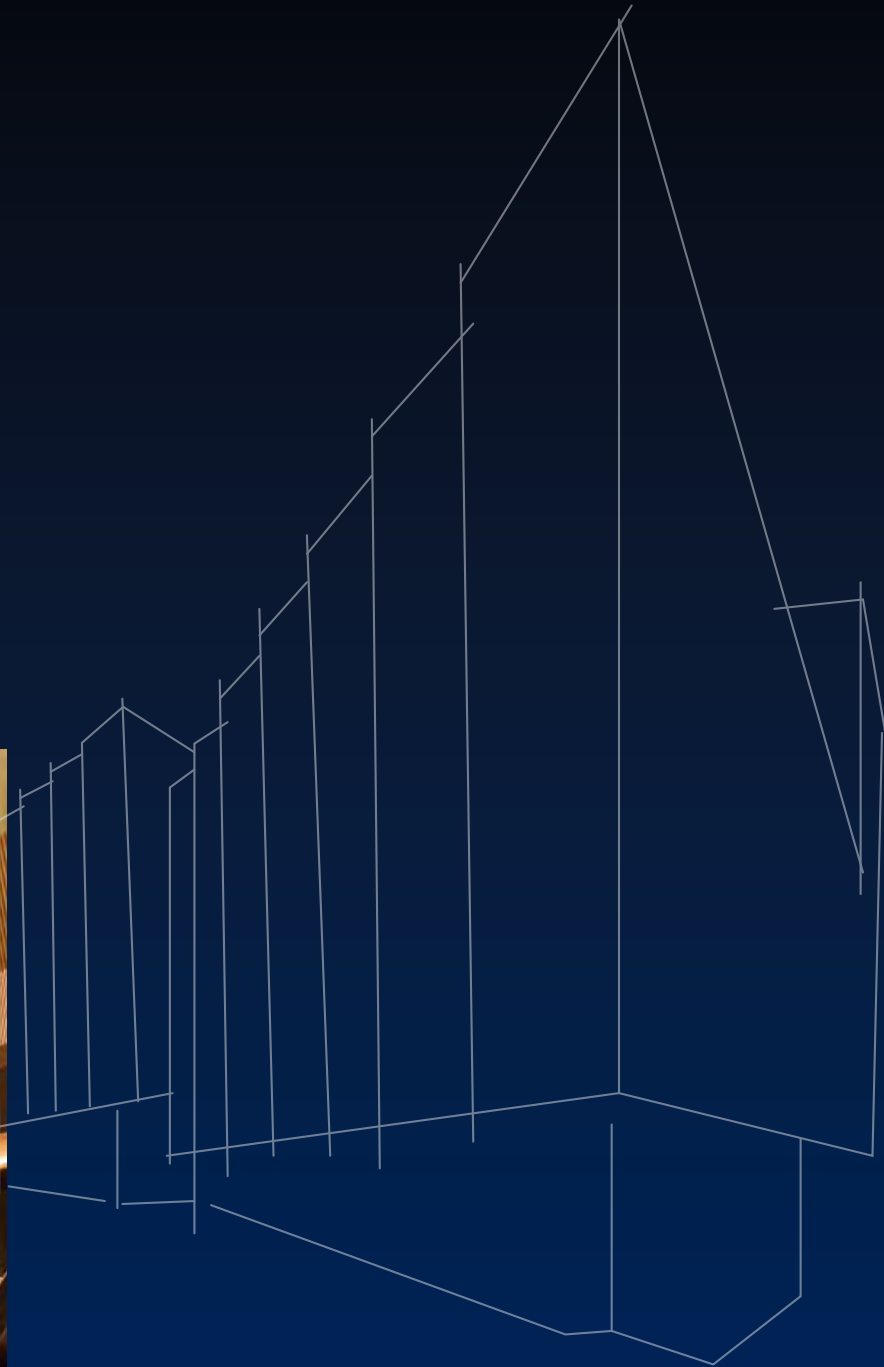
Client	Precinct Properties
Architect	Tennent Brown
Services provided	Cost Management & Quantity Surveying
Director	Bevan Hartley



44 Bowen completes the fourth stage of Bowen Campus, a mixed-use precinct near the Beehive. Designed by Tennent Brown and built to 100% NBS, it's the second project in Wellington to include fluid viscous dampers for seismic resilience. The building offers 14,100m² of flexible office space over eight levels, housing KPMG and NZTA. It shares an atrium and café with 40 Bowen Street and features food and beverage options in Bowen Lane. Targeting 5-star Green Star and NABERSNZ ratings, Bowen Campus now accommodates 5,000 workers, attracting demand from both public and private sectors.

“

We are thrilled to have played a pivotal role in the final stages of the Bowen Campus project, as well as in the earlier phases. It is immensely gratifying to meet the growing demand for premium, seismically resilient spaces in our capital city. Ensuring that the people who lead our country have a positive environment to operate from is a privilege we hold dear. ”





Bevan Hartley

Director

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NOMINATION

RCP Commercial Office Property Award

Amohia Ake/ACC Building, Hamilton



Client	Tainui Group Holdings
Architect	Warren and Mahoney
Services provided	Cost Management & Quantity Surveying
Director	Richard Anderson



Amohia Ake is an 8,850m² commercial building serving as the regional headquarters for ACC. Built by Tainui Group Holdings on 6,533m² of land returned to Waikato-Tainui in 1995, it was opened in April 2023 by Kiingi Tuheitia Pootatau Te Wherowhero VII, who gifted its name from his tongikura: “Amohia ake te ora o te iwi, ka puta ki te whei ao” (“The wellbeing of the people is paramount”). The building features three ‘pavilions’ with atria and vertical circulation links, promoting resilience and sustainability. Its exterior showcases iwi designs by Waikato-Tainui Pou Whakairo, Renata Te Wiata, inspired by the land’s history and the nearby Waikato River.



“

This project exemplifies the fascinating intersection of contemporary architecture and cultural heritage. We are immensely pleased to have contributed to Amohia Ake, a building that champions resilience and sustainability while holding deep cultural significance for the Waikato region. ”





Richard Anderson

Director

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NOMINATION

RCP Commercial Office Property Award

Auckland Rail Operations Centre, Auckland



Client	Oyster (base building) / KiwiRail (tenant)
Architect	JCY Architects
Services provided	Cost Management & Quantity Surveying
Director	Josh Tattley

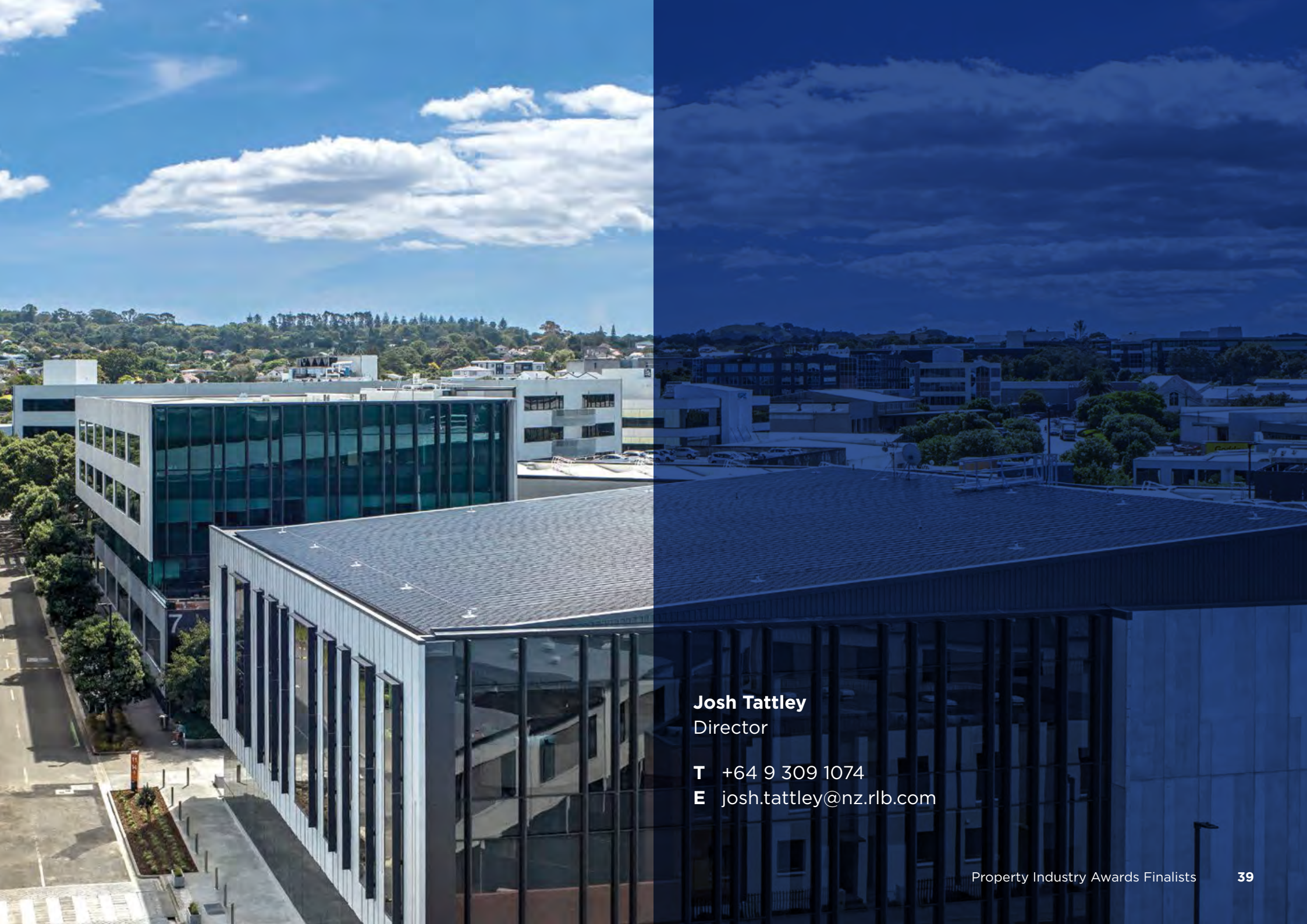


KiwiRail’s Auckland Integrated Rail Management Centre at Central Park Business Park is a critical asset supporting Auckland’s rail network. This purpose-built, people-centric “Importance Level 3” structure meets KiwiRail’s bespoke requirements for flexibility, safety, sustainability, and resilience. It targets a 5 Green Star certification and a NABERSNZ 5 Star rating. Delivered in 18 months by KiwiRail, Oyster Property Group, and KKR, the project was completed on time and under budget, showcasing a successful landlord-tenant collaboration and providing significant value to the tenant, landlord, and Auckland region.

“

Our dedication to KiwiRail’s future adaptability, safety, and sustainability is evident in this project. Completing it ahead of schedule and beyond expectations demonstrates our value to clients and the Auckland community. ”





Josh Tattley
Director

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NOMINATION

RCP Commercial Office Property Award

HB Central, Auckland



Client	Morton Property Group
Architect	Warren and Mahoney
Services provided	Cost Management & Quantity Surveying
Director	Steve Gracey



The HB Central project revitalises two historic buildings from 1880 and 1914, once home to Hallenstein Brothers. This 2,900m² project blends old-world charm with modern functionality, offering retail, hospitality, and office spaces. The structure and façade were strengthened and renewed for contemporary use in the historic downtown area. Targeting innovative businesses and creative communities, HB Central is a model of building reuse, integrating sustainability initiatives and reducing its carbon footprint.



“

Revitalising historic sites poses unique challenges and opportunities. We ensured functionality and sustainability, showcasing our cost control expertise. ”



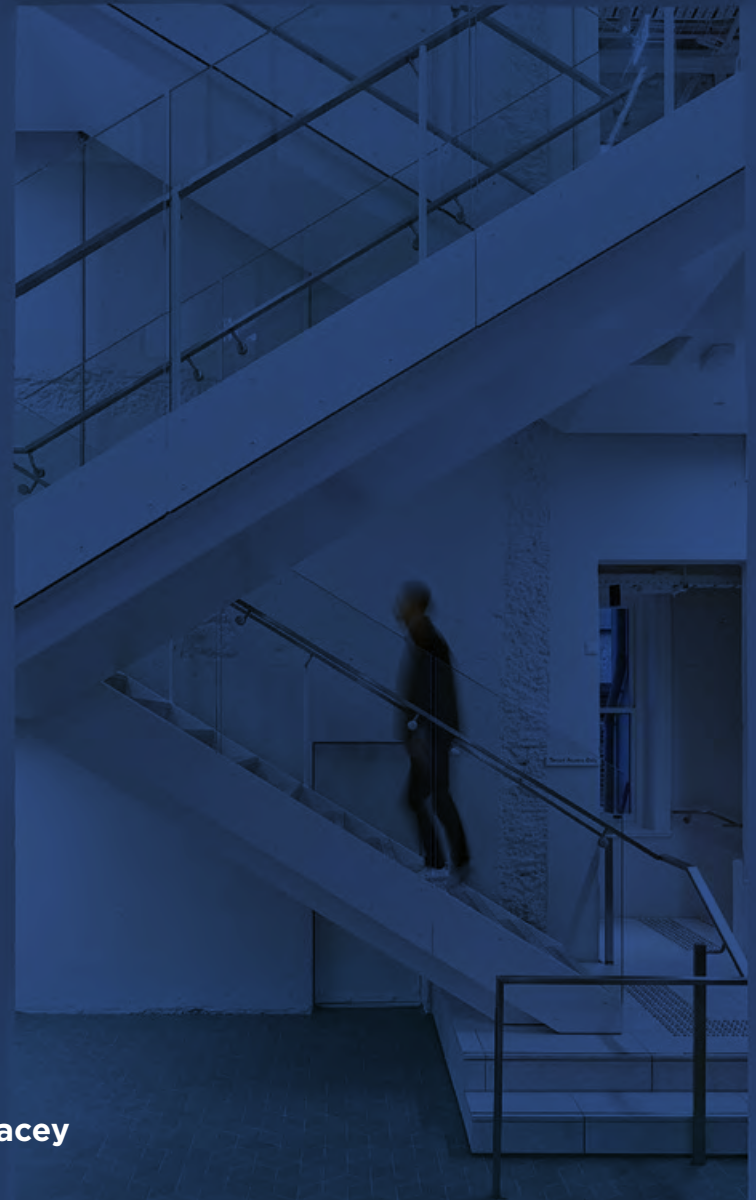


Steve Gracey

Director

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NOMINATION

Kāinga Ora – Homes and Communities Community
& Affordable Housing Property Award

Owen Street, Wellington



Client	Kāinga Ora
Architect	Jerram Tocker Barron
Services provided	Cost Management & Quantity Surveying
Director	Grant Watkins



Owen Street offers 36 one-bedroom apartments on a 2,567m² site in the Newtown hills, replacing 32 ex-motel units with weather tightness issues. Designed for warmth and privacy on a steep, challenging site, the dual-aspect units receive at least four hours of sun daily. High studs and 2.6m windows maximise solar gain. The development features a private outdoor area, a sheltered courtyard, and open space connecting to the Wellington Town Belt. Close to buses and Newtown center, and near the Zoo, Owen Street is a valuable addition to the Kāinga Ora portfolio in Wellington.

“

It is always a privilege to work on significant housing projects that provide warm, dry homes for our communities. Wellington’s notorious weather demands innovative solutions in our planning. Our team navigated site-related challenges with agility, resulting in an impressive and socially valuable outcome. ”





Grant Watkins
Director

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A photograph of a modern school building at dusk. The building features a prominent staircase on the left side, leading to an upper level with a balcony. The architecture is characterized by clean lines, large windows, and a mix of brick and concrete. A covered walkway with a wooden slat roof extends from the building towards the right. The sky is a deep blue, and the overall scene is well-lit by ambient light and a tall street lamp.

NOMINATION

Colliers Project Leaders Education Property Award

Ahutoetoe School At Milldale, Auckland



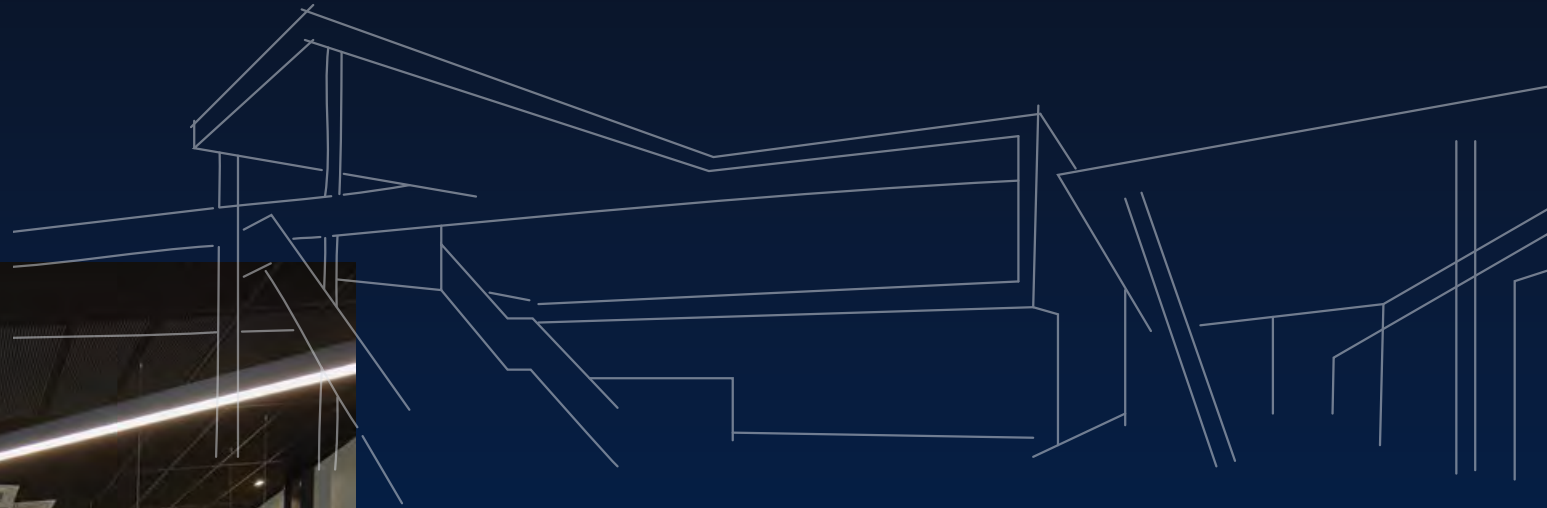
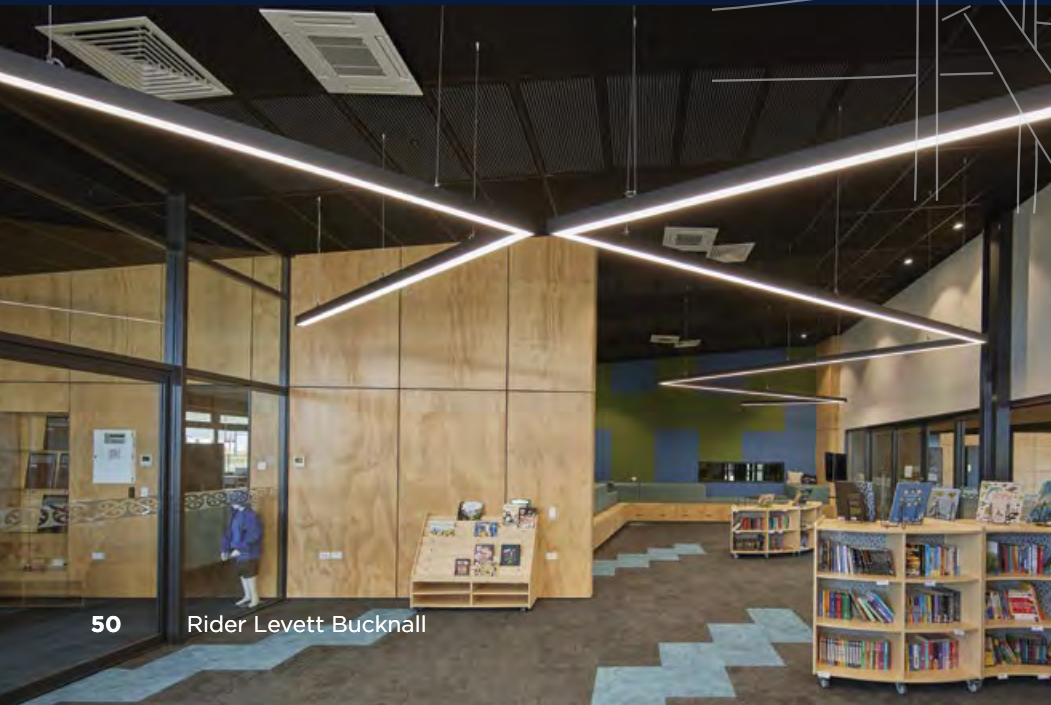
Client	Ministry of Education
Architect	ASC Architects
Services provided	Cost Management & Quantity Surveying
Director	Chris Haines



Ahutoetoe School, a new primary facility in Auckland's Milldale suburb, spans 3.95 hectares and serves as both an educational launchpad and a community hub. Designed to accommodate diverse learning styles, it features three classroom blocks connected by canopy walkways, offering a flexible and inclusive environment. Initially called Milldale School, its name, gifted by the Iwi, honours the area's history with Kauri milling and the Ahutoetoe road, symbolising the division between water and forest.

“

This new Auckland suburb needed a new primary school to meet significant local demand. This large new primary school was designed and built in less than 27 months which included significant civils site works. This project embodies flexibility and inclusivity. ”





Chris Haines
Director

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NOMINATION

Colliers Project Leaders Education Property Award

Laidlaw College Campus, Auckland



Client	Laidlaw College Foundation
Architect	Klein Architects
Services provided	Cost Management & Quantity Surveying
Director	Chris Haines



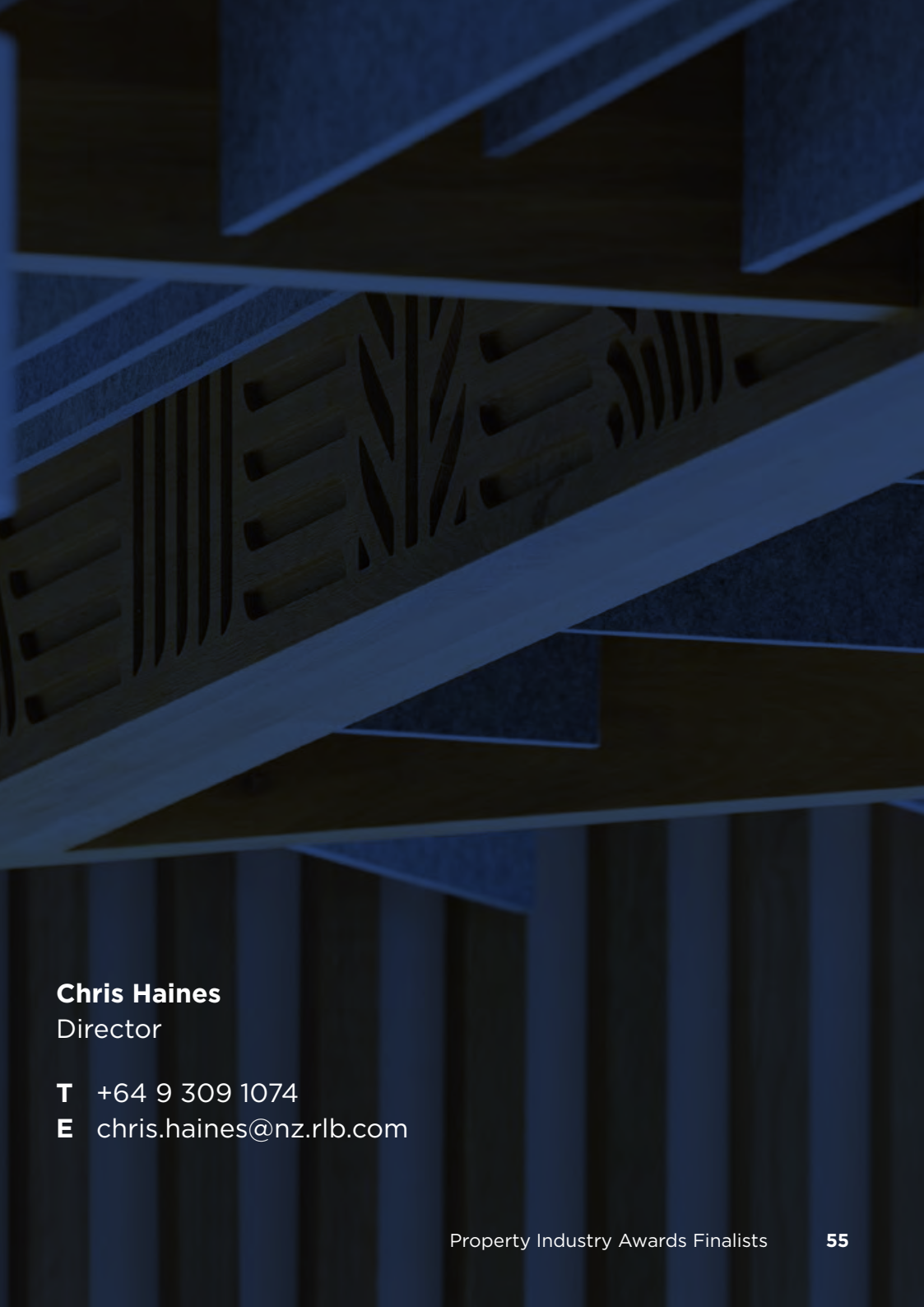
Laidlaw College Foundation's transformation of a multi-storey commercial building in Henderson spans over 4,500m², serving 400 staff and students. The deep refurbishment included seismic upgrades within a heritage overlay, requiring agile and innovative solutions. The design emphasised reuse of existing services, amenities, and materials, showcasing sustainable design. The new campus integrates welcome and hospitality, learning and workspaces, research areas, and sacred spaces, embodying Laidlaw's mission as Aotearoa's largest Christian interdenominational theological institute.



“

The original Waitākere Council Building required seismic upgrades throughout and several base build upgrades. The college fitout over three floors has transformed Laidlaw Campus, showcasing sustainability and educational excellence. It stands as a beacon of welcome and hospitality. ”





Chris Haines

Director

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NOMINATION

Colliers Project Leaders Education Property Award

Te Kura o Manunui, Tauranga



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



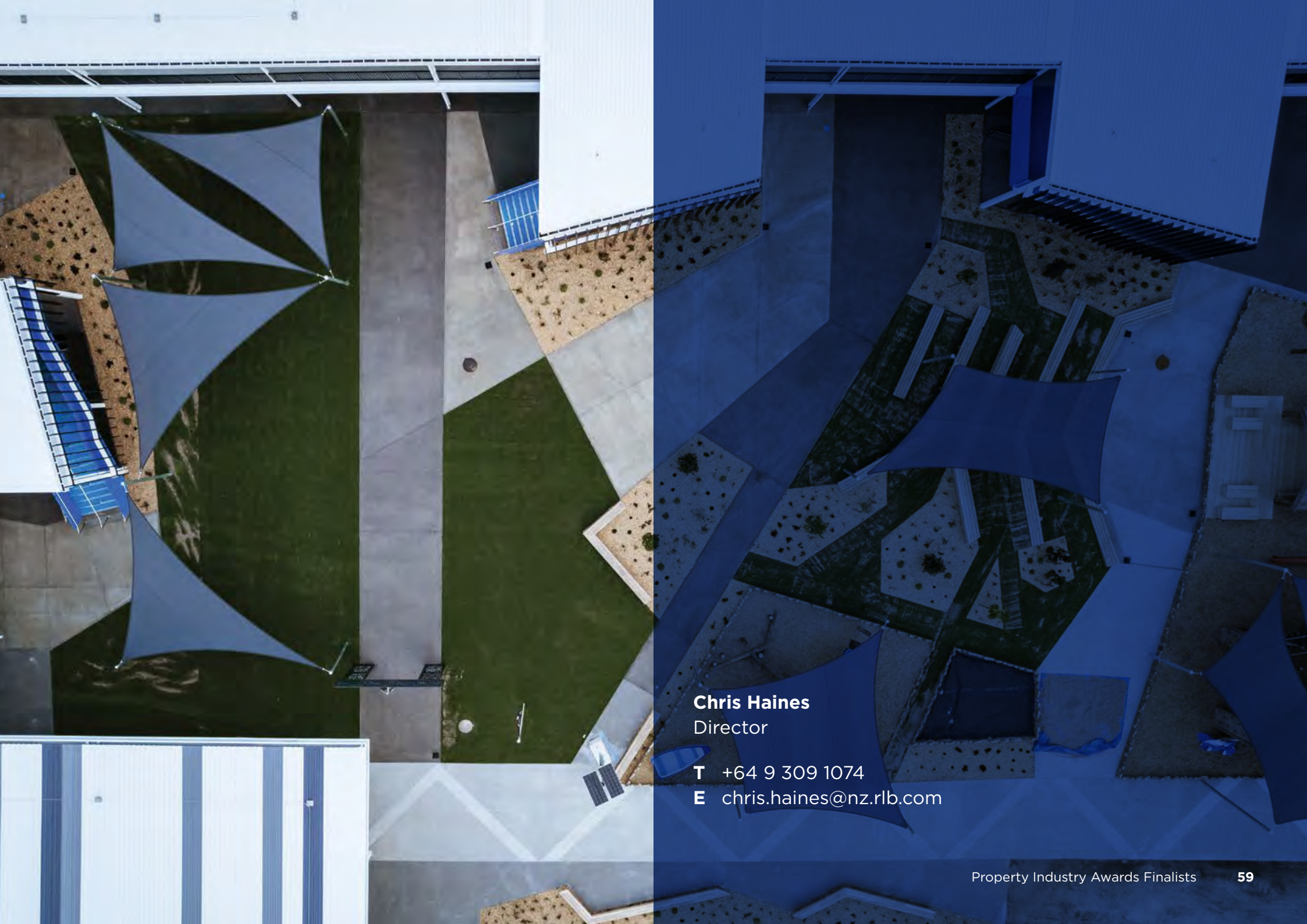
Te Kura o Manunui in Tauranga is an inspiring learning place for tamariki, where kaupapa, tikanga, te reo Māori, and community are central. Transitioning from an overcrowded school, it now serves a predominantly Māori student body, celebrating culture and identity through features like the waharoa and collaborative spaces that flow into outdoor areas. The kura has a calm, peaceful wairua, just 300 metres from the old school, yet symbolising a significant journey in its vision. A black and white palette highlights cultural stories, children's contributions, and the natural environment.



“

This was a challenging site with 50% wetland and sloping existing ground for the school platforms. The team had to change from a cookie cutter design to suit the nature of the site. The construction problems from the wetlands have become something to celebrate for the school. ”





Chris Haines

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NOMINATION

Colliers Project Leaders Education Property Award

The Pā, Hamilton



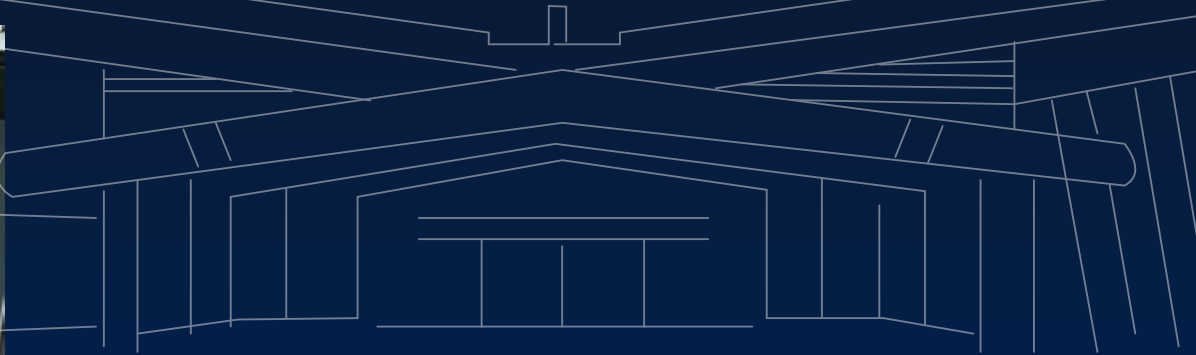
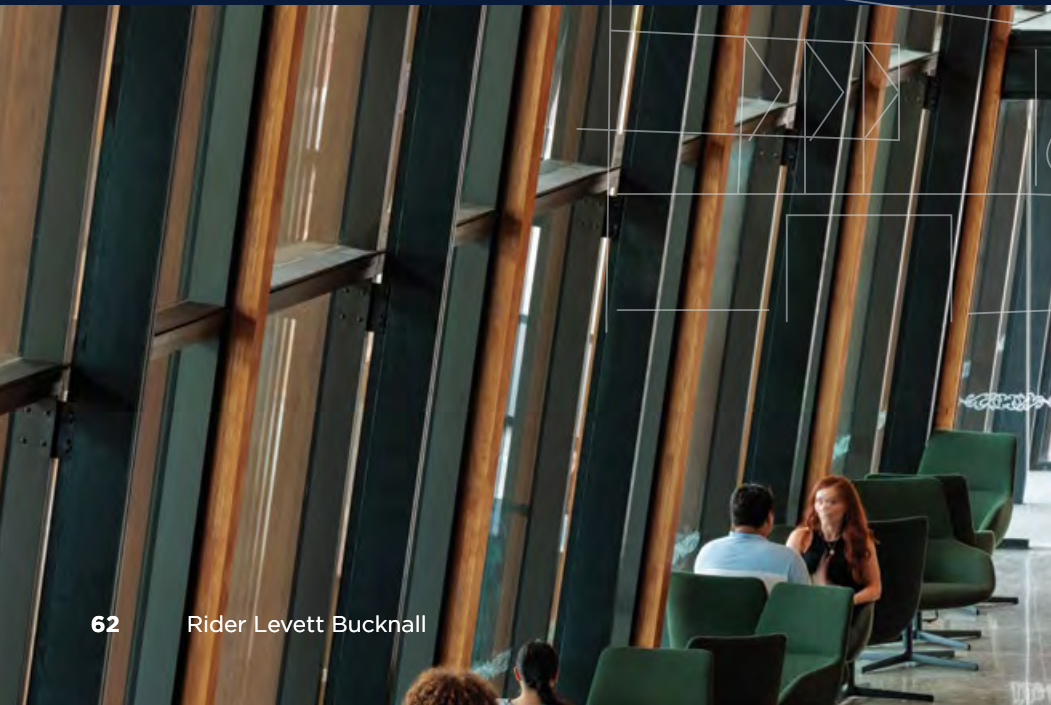
Client	The University of Waikato
Architect	Jasmax, Architectus
Services provided	Cost Management & Quantity Surveying
Director	Chris Haines

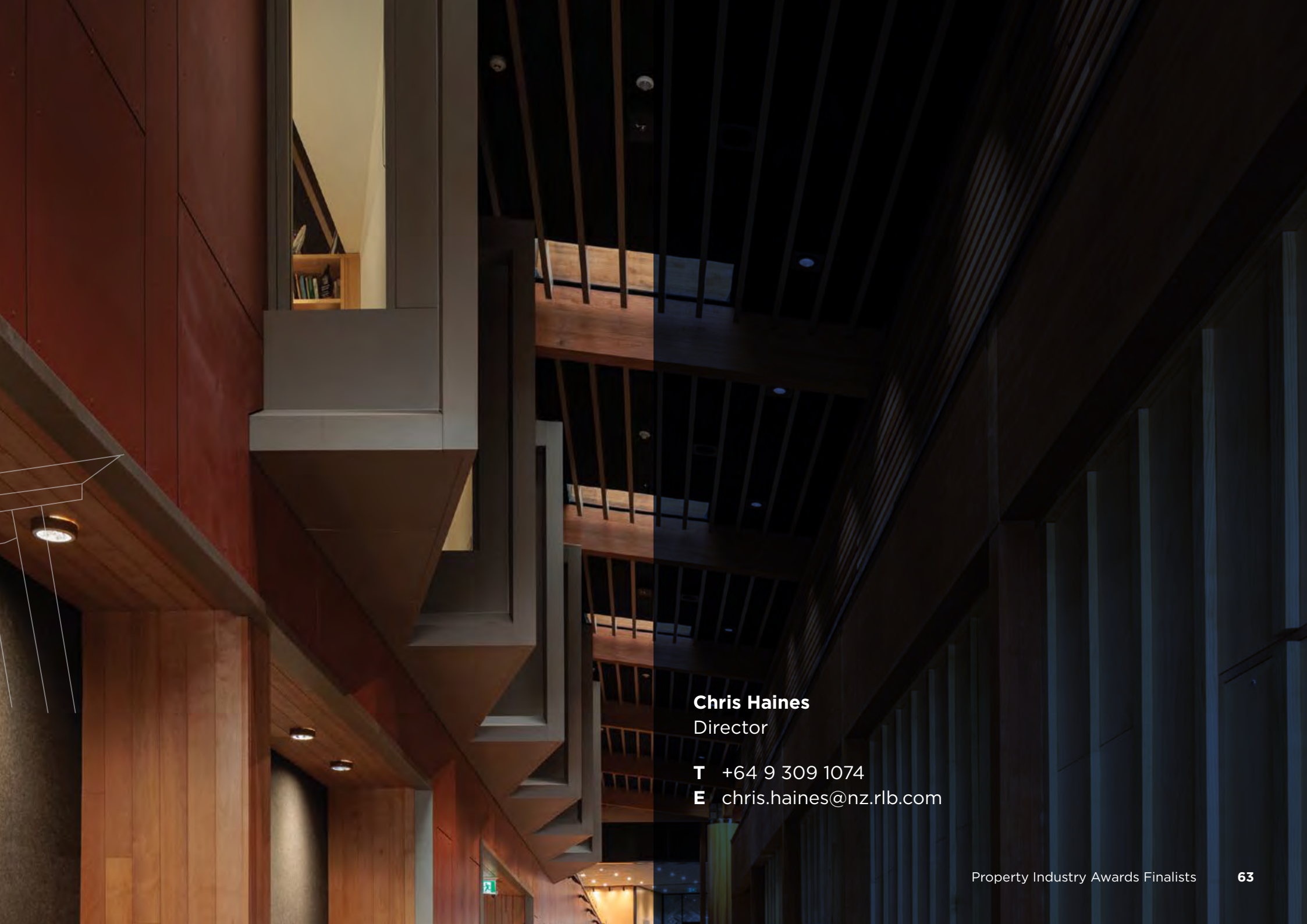


The University of Waikato's Hillcrest campus in Hamilton features The Pā, an iconic mass timber building serving as a whare, student hub, and home to the Faculty of Māori and Indigenous Studies and the Office of the Vice-Chancellor. It accommodates up to 800 guests for conferences, graduations, performances, and events. A connector building links upper-level offices with the lower campus, enhancing connectivity. This project highlights the University of Waikato's commitment to innovation, creativity, and celebrating diversity.

“

A project that has transformed the university campus. The Glulam structure includes LVL in the roof and CLT in the walls. This is a true mass timber building and now serves as the hub of the university. It has been an inspiring journey, reflecting innovation and diversity, and stands as a testament to teamwork and sustainability. ”





Chris Haines

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NOMINATION

Colliers Project Leaders Education Property Award

Tuhiraki AgResearch Building, Lincoln



Tuhiraki, AgResearch's new building at Lincoln, serves as its South Island headquarters and main research campus. Spanning 1.5 hectares with 7,600m² of space, it includes:

- 2,800m² Workplace Wing
- 3,900m² Laboratory Wing
- 900m² Plant Room

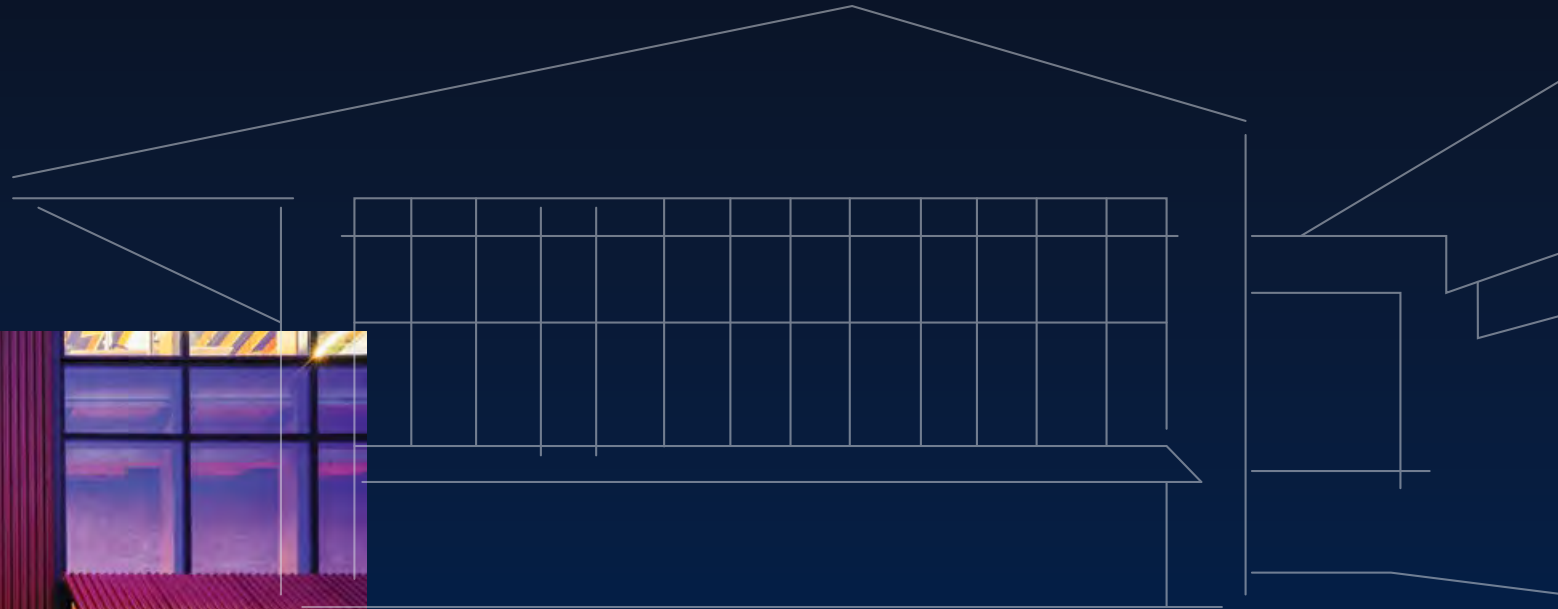
Client	AgResearch
Architect	Architectus
Services provided	Cost Management & Quantity Surveying
Director	Malcolm Timms



Adjacent to Lincoln University, Tuhiraki showcases AgResearch's leading-edge science and promotes agricultural innovation by fostering collaboration within the organisation and with industry partners. Innovative techniques and natural materials create a productive workplace, while the lab wing's modern design ensures precision and functionality.

“

Dedication and meticulous attention to detail have driven Tuhiraki's transformation. It is a privilege to have contributed our expertise. ”





Tuhiraki

agresearch
āta mātai, mātai whetū

Malcolm Timms

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NOMINATION

Colliers Project Leaders Education Property Award

Waimarie Science Facility, Christchurch



Client	Lincoln University
Architect	Warren and Mahoney, Lab-Works
Services provided	Cost Management & Quantity Surveying
Director	Chris Perrins

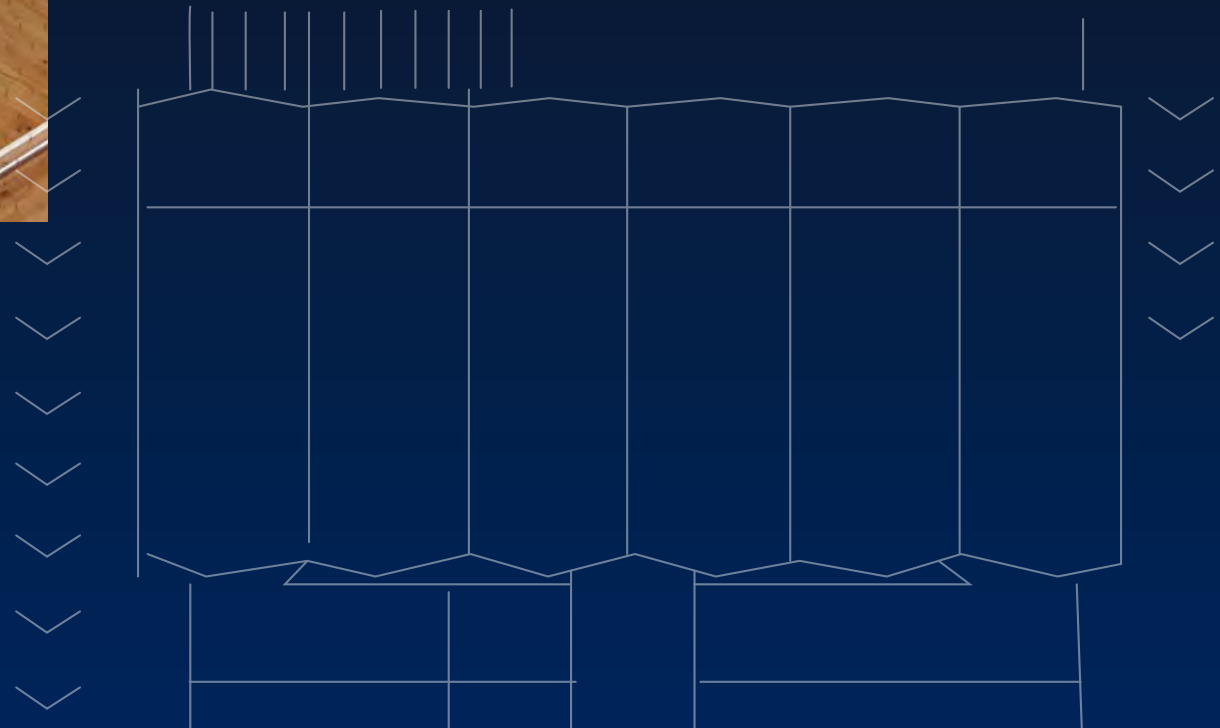


Waimarie is Lincoln University's 9,450m² flagship science facility, featuring state-of-the-art teaching, research, and collaboration spaces, plus flexible workspaces and social zones, all within a biodiverse, park-like setting. It serves as an education and research hub for land-based disciplines and fosters inter-organisational partnerships and industry collaborations. Home to the Departments of Pest Management and Conservation, Soil and Physical Sciences, and the Faculty of Agriculture and Life Sciences, it also houses Bioprotection Aotearoa and one of the largest entomology collections in the southern hemisphere.



“

Working with Lincoln University was a journey of passion and dedication. Expertise and innovative solutions shaped the facility into a landmark project, ready to deliver scientific excellence. ”





Chris Perrins

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NOMINATION

CBRE Industrial Property Award

25-27 Landing Drive,
The Landing Business Park, Auckland



Client	Auckland International Airport Limited
Architect	JWA Architects
Services provided	Cost Management & Quantity Surveying
Director	Josh Tattley



The anchor of this new development is Reece New Zealand's National Distribution Centre (NZDC), a premium-grade industrial facility supporting Reece's growth in New Zealand. An adjoining speculative build maximises site efficiency and generates additional income for Auckland Airport (AIAL). With a total NLA of 17,600m² on a 29,500m² site, this 5-Star Green rated development includes an 11,700m² Reece facility and a 5,900m² speculative build. Positioned on a prime crescent in Landing Business Park, it overlooks Oruarangi Creek, offering expansive views and access to walking and cycleways.



“

Working on Reece New Zealand's National Distribution Centre (NZDC) has been a unique project marked by innovation and collaboration. Our team's dedication to custom design and premium facilities has fuelled Reece's growth in the region. ”





Josh Tattley

Director

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NOMINATION

CBRE Industrial Property Award

Big Chill Distribution Ruakura, Hamilton



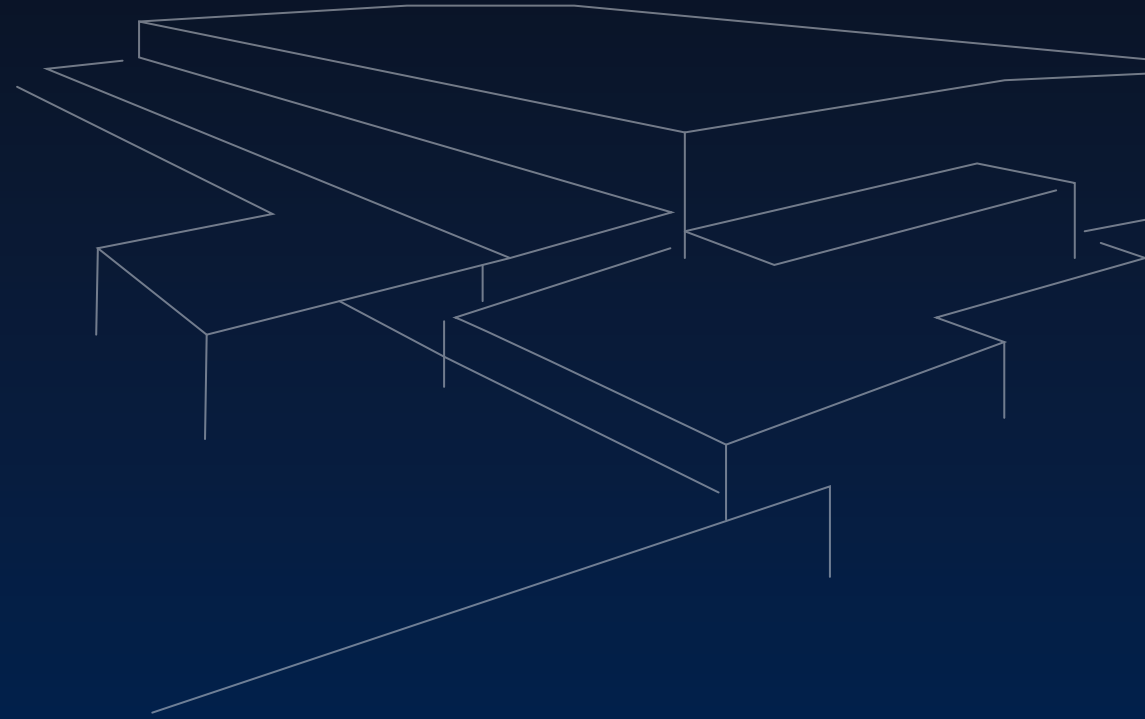
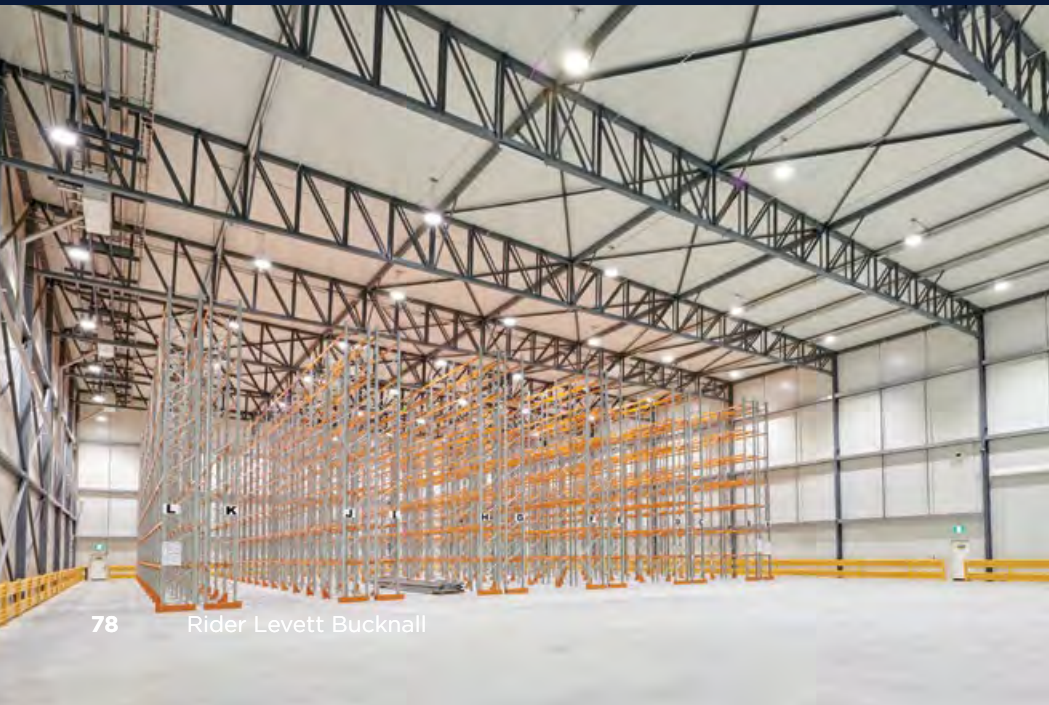
Big Chill Distribution at Ruakura is a \$40 million coldstore project on a 31,524m² site. It features four 2,500m² refrigerated storerooms, an environmental loading area, and a forklift charging room, with 16,760 pallet spaces. Aiming for a Greenstar 4 rating, it serves as a flexible 3PL coldstore. Advanced refrigeration technology ensures optimal conditions, and the VNA guidewire system enhances efficiency. Construction began in August 2022 and was completed in October 2023. The facility includes 9,000m² of truck yards, 4,500m² of landscaping, and 57 parking spaces, designed for modern, efficient, and eco-friendly cold storage.

Client	Tainui Group Holdings
Architect	Eclipse Architecture
Services provided	Cost Management & Quantity Surveying
Director	Richard Anderson



“

Working on Big Chill Distribution has been a journey of innovation and excellence, setting new standards in efficiency and sustainability. ”





Richard Anderson

Director

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NOMINATION

CBRE Industrial Property Award

Cardinal Warehouse, Drury, Auckland



Client	Mackersy Property / Cardinal Logistics
Architect	Woodhams Meikle Zhan Architects
Services provided	Cost Management & Quantity Surveying
Director	Josh Tattley

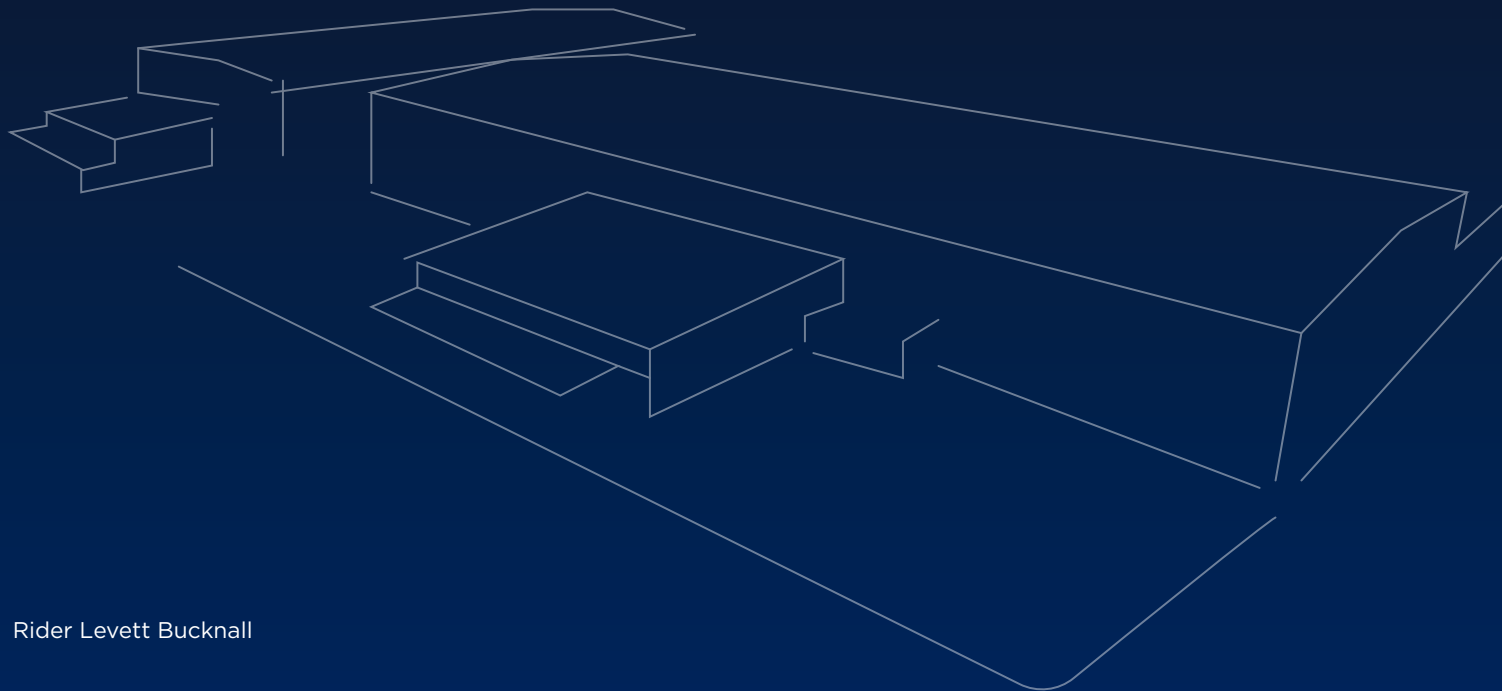


The Cardinal Warehouse is New Zealand's first fully automated 3PL facility, featuring a state-of-the-art ASRS for 60,000 pallets and a goods-to-person system for 62,000 cartons. Covering 4.8 hectares, it includes two warehouses and 600m² of office space, with a 50m-wide covered breezeway and container yard. The main 21,500m² warehouse, standing 26m high, was custom-built for its automation system. It boasts industry-leading robots, 22m tall high-speed cranes, rapid sorting vehicles, and energy-efficient carton shuttles, set to revolutionise New Zealand's 3PL industry.



“

Participating in this project marks a significant milestone for our team. Our services were crucial in bringing this visionary endeavour to life. We take great pride in reshaping the landscape of the 3PL industry in New Zealand, setting new standards for automation and innovation. ”





Josh Tattley
Director

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NOMINATION

CBRE Industrial Property Award

Kmart Distribution Centre – Ruakura, Hamilton



Client	Tainui Group Holdings
Architect	W Chow: Hill Architects
Services provided	Cost Management & Quantity Surveying
Director	Richard Anderson

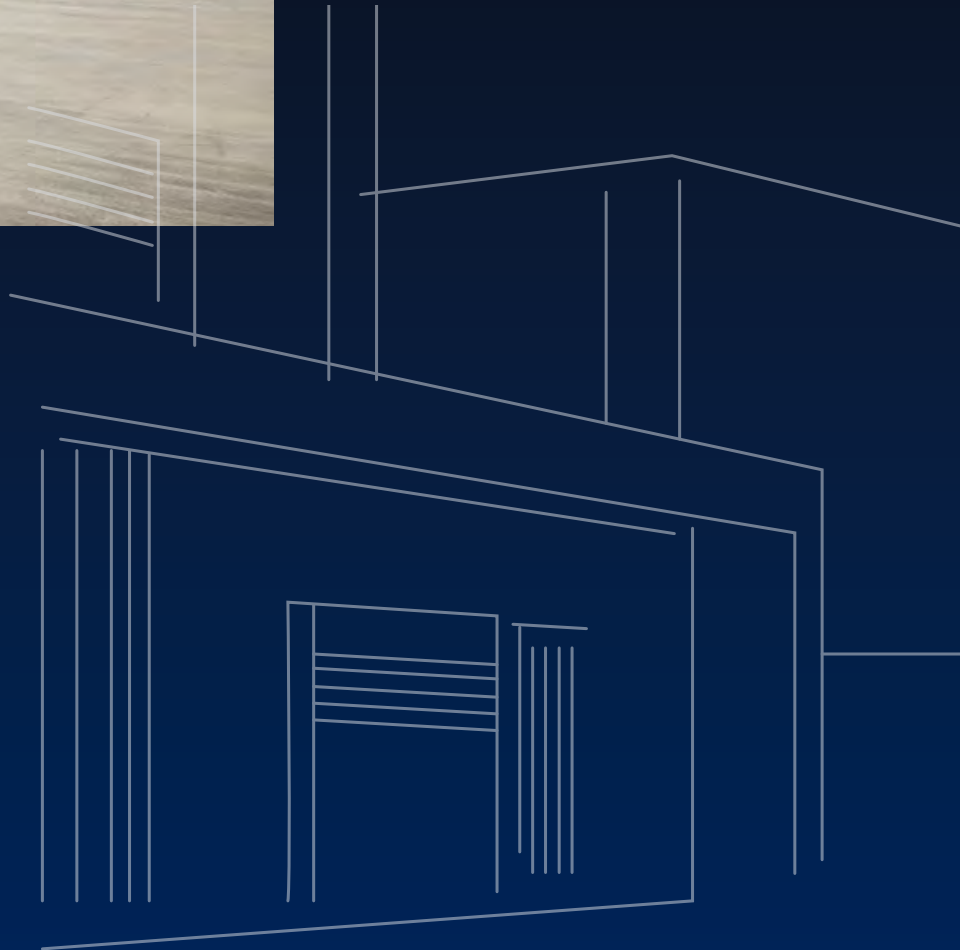


The Kmart Distribution Centre in the Ruakura Superhub spans 40,000m² on a nearly 9ha lot. Serving as a strategic hub for Kmart's North Island operations, it includes warehousing, distribution, storage, a container yard, and offices. Together with its Christchurch counterpart, it supplies 26 Kmart stores across New Zealand. The facility features sustainable elements like solar panels generating up to 300kW, rainwater harvesting, stormwater treatment, EV charging stations, bike racks, and end-of-trip facilities for staff. Kmart leases the facility from Tainui Group Holdings, same page, with Waikato-Tainui owning the land.



“

From the start, we aligned every aspect of the development with Kmart's needs and sustainability goals. Our expertise ensured the project's success. ”





Richard Anderson

Director

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NOMINATION

Yardi Retail Property Award

Sylvia Lane, Auckland



Client	Kiwi Property
Architect	Peddlethorp, Woods Bagot
Services provided	Cost Management & Quantity Surveying
Director	Josh Tattley

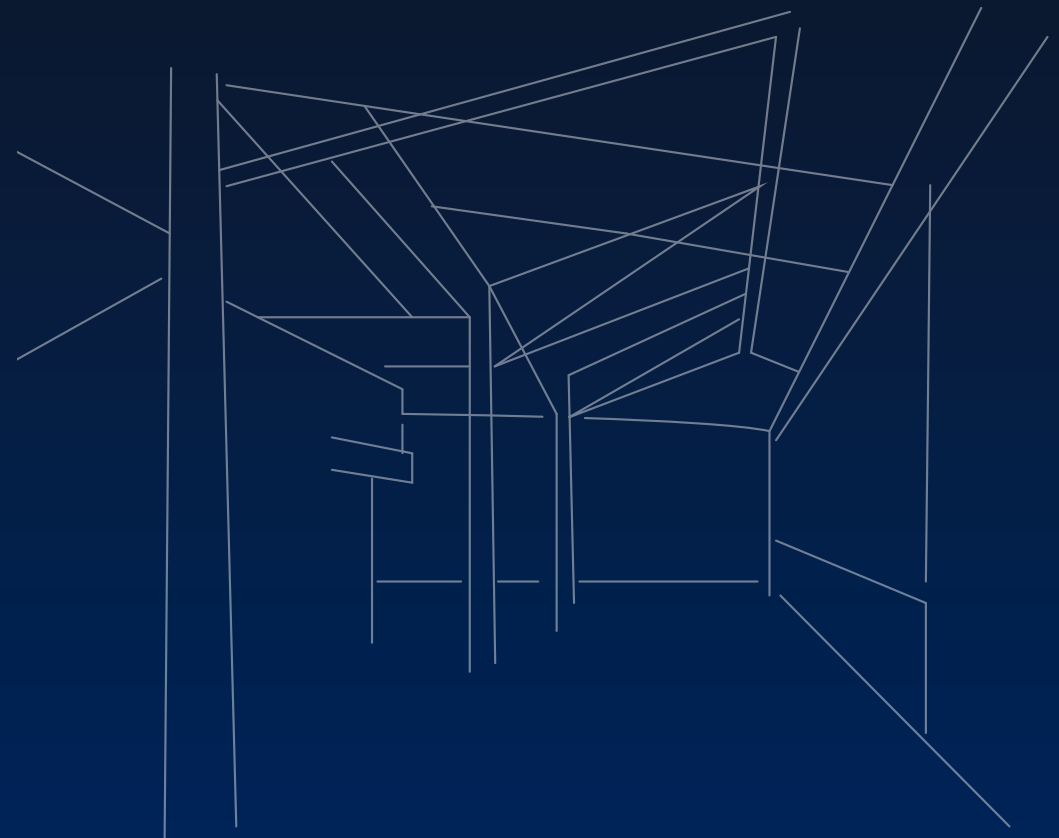


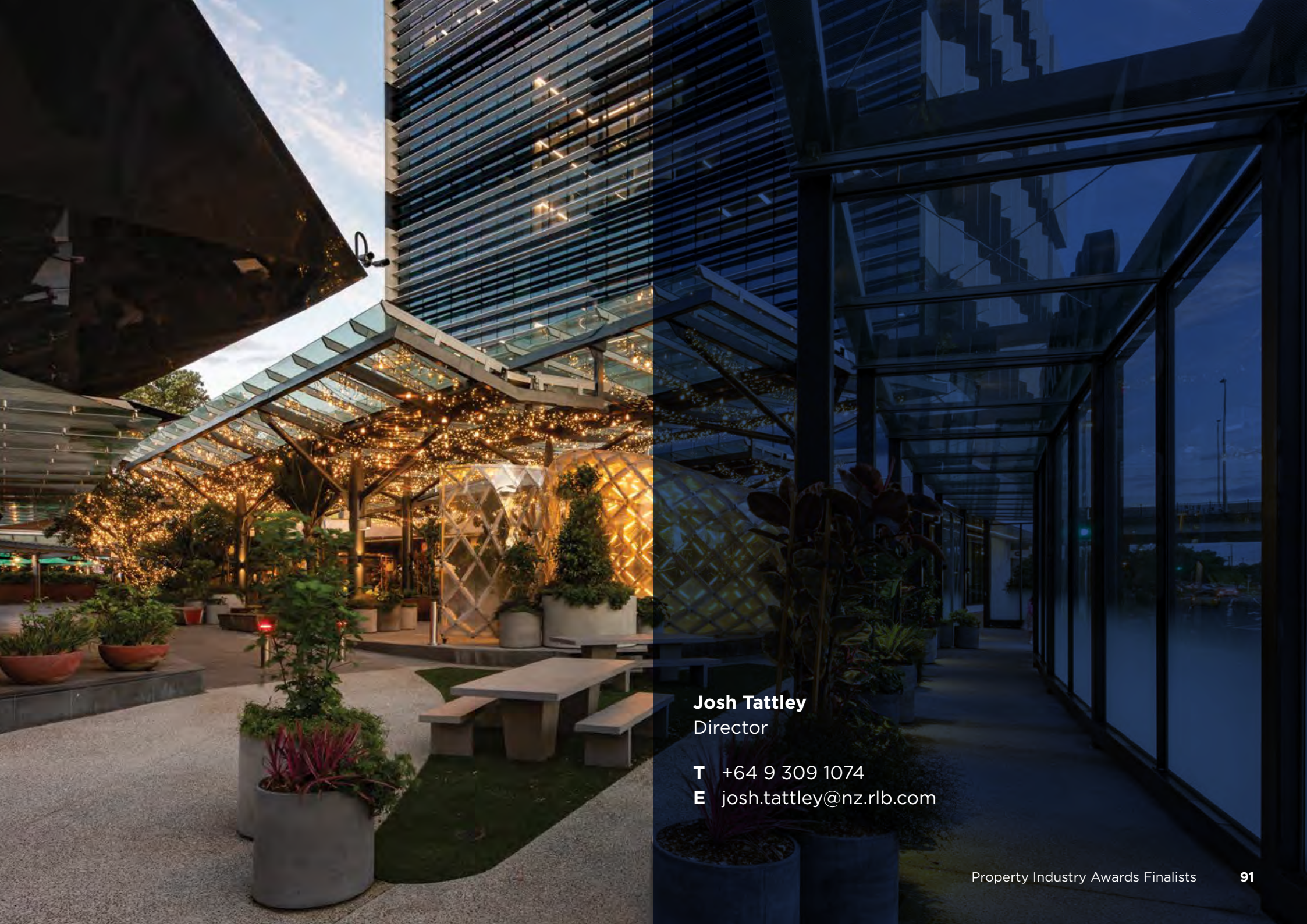
Sylvia Lane’s transformation reimagines the visitor experience at Sylvia Park town centre. This premier food and beverage precinct serves as an “outdoor living room”, sheltered from winds and rain. A new colonnade offers a welcoming gateway, while the north-south aligned canopy mitigates wind impact with tree-like structures. Sylvia Lane also enhances pedestrian connectivity, replacing a busy roundabout and linking Mt Wellington Highway, Sylvia Lane, and three urban towers for a safe, accessible public space.



“

We take pride in enhancing Sylvia Park's visitor experience and creating a vibrant public space. Collaborating with design and construction teams ensured that high standards and cost efficiencies were maintained. ”





Josh Tattley
Director

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NOMINATION

Yardi Retail Property Award

Willis Lane, Wellington



Client	Precinct Properties
Architect	Izzard Design, Tennent Brown Architects
Services	Cost Management & Quantity Surveying
Director	Bevan Hartley



Willis Lane, beneath the iconic Aon Centre in Wellington's CBD, transforms the former 'Taste on Willis' food court into a vibrant underground hub. Featuring weaving tunnels and vaulted brick archways, it offers eclectic food vendors, shared dining spaces, and entertainment at Holey Moley and Archie Brothers. The sleek interior, reminiscent of New York's Grand Central Station and London's underground, spans 5,000m² from Aon Centre to Old Bank Arcade. Willis Lane revitalises the CBD, making it a premier retail and entertainment destination.

“

Transforming ‘Taste on Willis’ into a vibrant underground hub of food and entertainment required meticulous planning. We take pride in reshaping the city’s underground, creating a dynamic space for everyone to eat, drink, and play. ”





Bevan Hartley
Director

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NOMINATION

Resene Sustainable Building Property Award

3 Te Kehu Way, Auckland



Client	Kiwi Property
Architect	Peddlethorp, Woods Bagot
Services provided	Cost Management & Quantity Surveying
Director	Josh Tattley

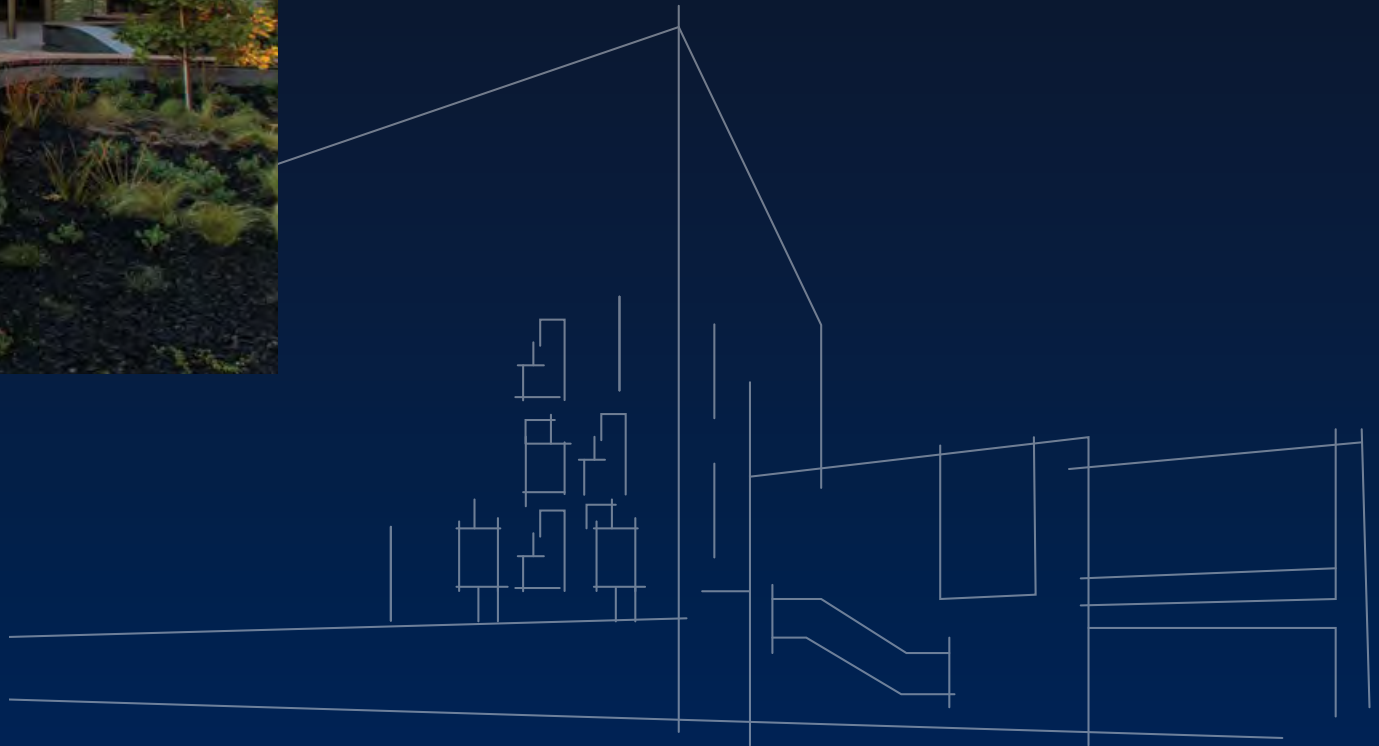


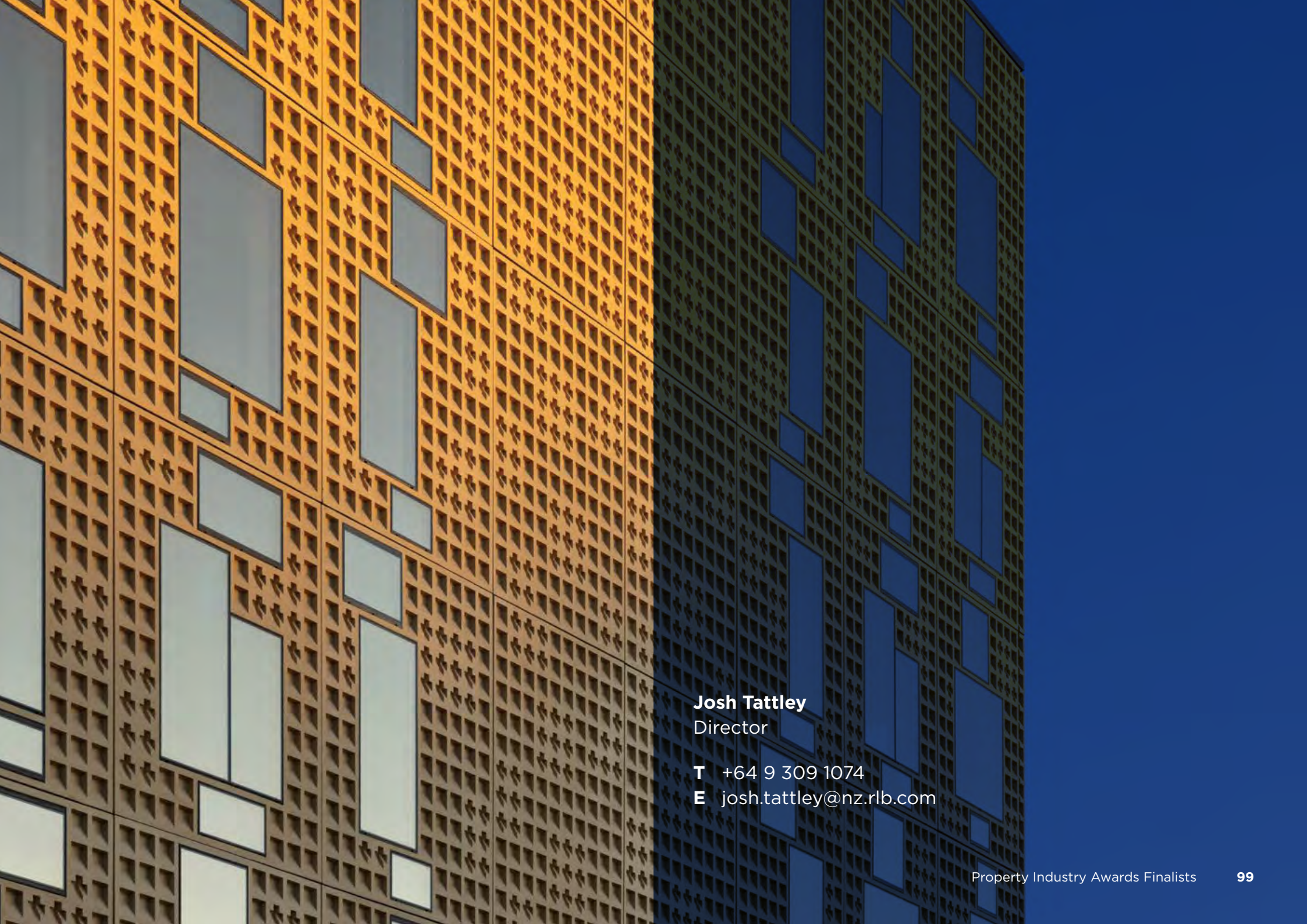
Sylvia Park's second commercial development, 3 Te Kehu Way, transforms 3,727m² of parking into A-Grade offices and a medical center within a landscaped town square. The six-storey tower and low-rise pavilion, totaling 7,268m² NLA, create a sheltered "outdoor room" free from wind and traffic noise. Flexible tenancies and top amenities focus on tenant wellbeing. This development is the first to earn a 6 Green Star Design & as-built NZv1.0 Certified Built Rating, boasting a 74% reduction in operational energy, 63% less water use, 92% waste diversion, a 64-kW solar array, and low carbon materials.



“

3 Te Kahu Way establishes a new benchmark for sustainability and consumer expectations. The project's success is attributed to the exceptional collaboration and resilience of the team. ”





Josh Tattley

Director

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NOMINATION

Resene Sustainable Building Property Award

Hilmorton Specialist Mental Health Services, Christchurch



Client	Te Whatu Ora
Architect	Klein Architects
Services provided	Cost Management & Quantity Surveying
Director	Tom Chatterton



Two new buildings for specialist mental health services have been relocated to Christchurch's Hillmorton Campus from the old Princess Margaret Hospital. Leading in sustainability and flexibility, the larger 4,600m² facility serves mothers, babies, children, adolescents, and those with eating disorders. A separate 1,900m² unit provides 16 beds for adults with complex needs. Designed with natural light, courtyards, and a playground, these buildings create a welcoming environment for mental wellbeing. They are the first in Aotearoa to use the Green Star tool for mental health, achieving a 4 Green Star design rating and aiming for 5 as-built.



“

Creating a welcoming environment for patients while controlling costs was our top priority. The meticulous process was worth it, seeing the positive impact on future patients. We're proud of the meaningful spaces we've created. ”





Tom Chatterton
Director

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NOMINATION

Resene Sustainable Building Property Award

Tuhiraki AgResearch Building, Lincoln



Client	AgResearch
Architect	Architectus
Services provided	Cost Management & Quantity Surveying
Director	Malcolm Timms



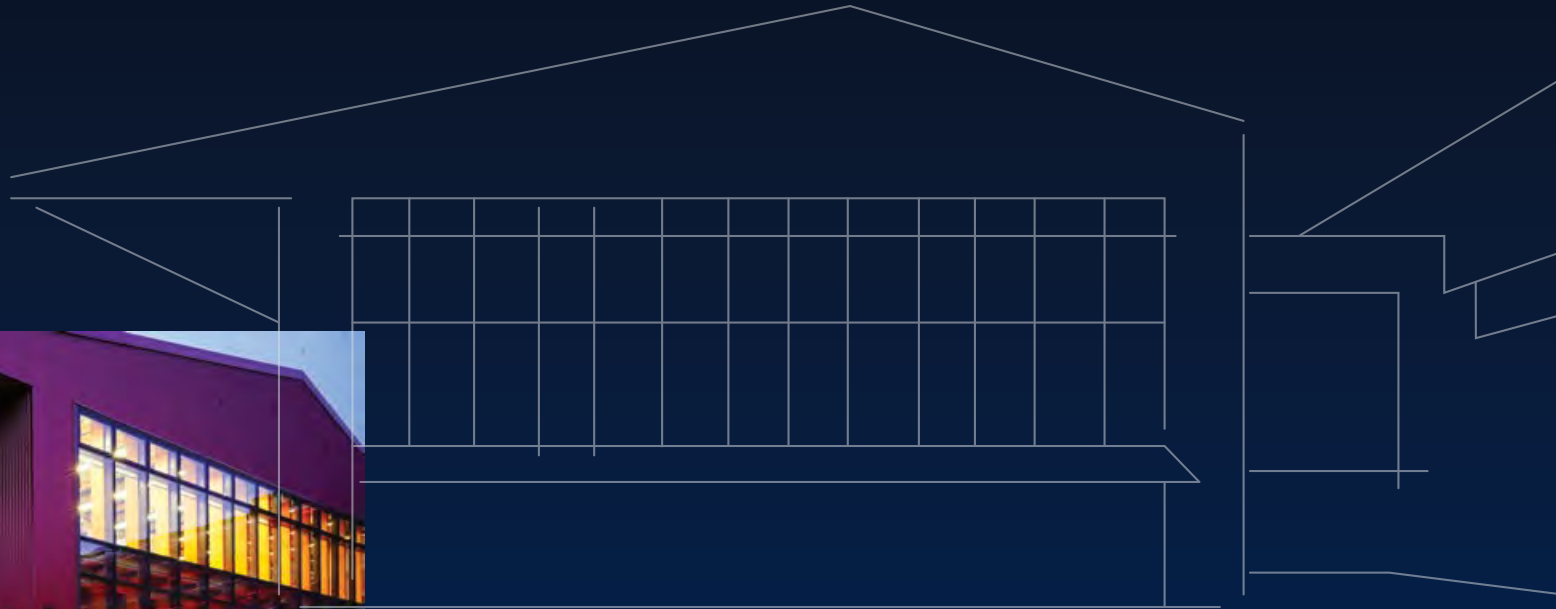
Tuhiraki, AgResearch's new building at Lincoln, serves as its South Island headquarters and main research campus. Spanning 1.5 hectares with 7,600m² of space, it includes:

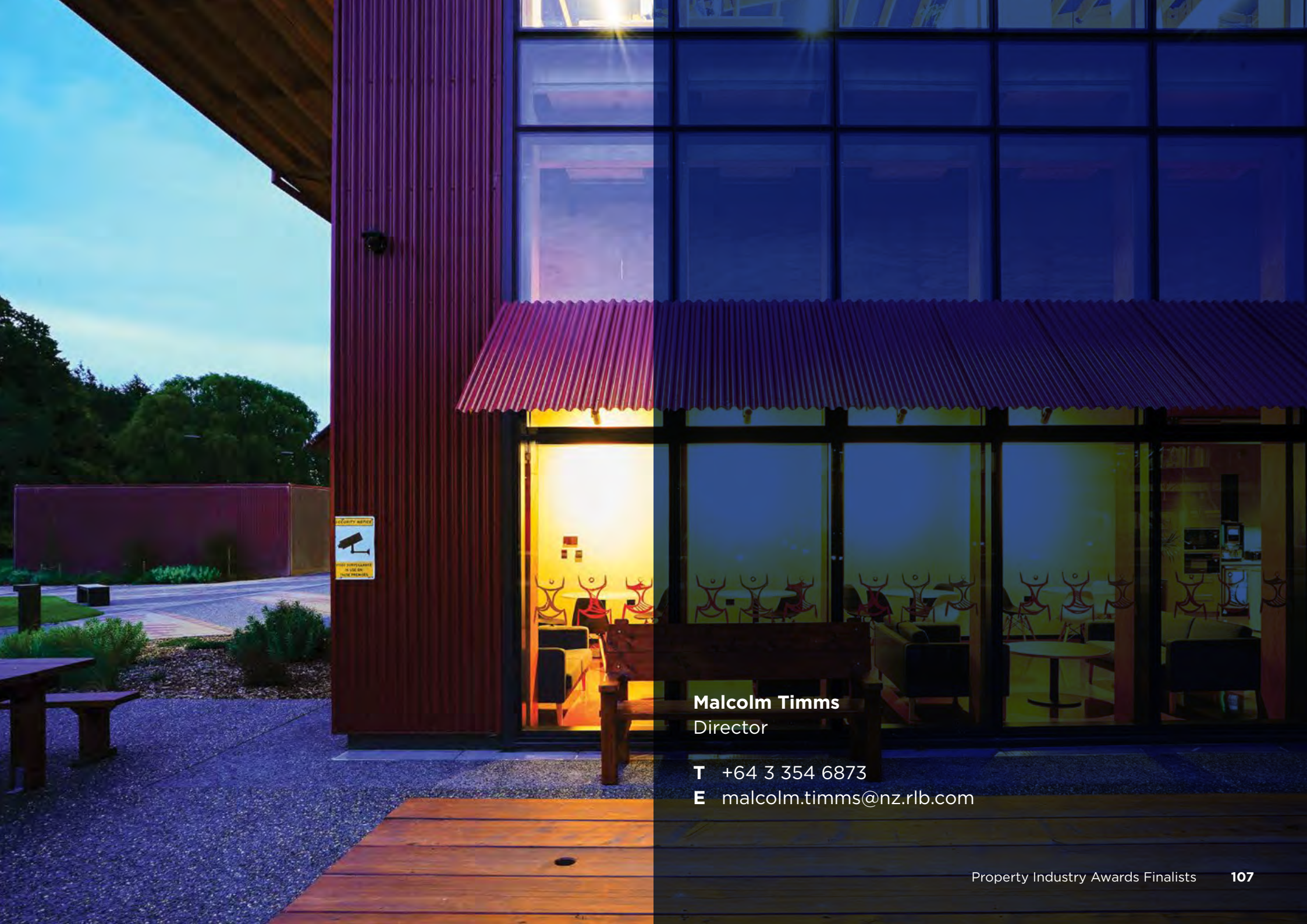
- 2,800m² Workplace Wing
- 3,900m² Laboratory Wing
- 900m² Plant Room

Adjacent to Lincoln University, Tuhiraki showcases AgResearch's leading-edge science and promotes agricultural innovation by fostering collaboration within the organisation and with industry partners. Innovative techniques and natural materials create a productive workplace, while the lab wing's modern design ensures precision and functionality.

“

Innovative design blending nature and tech made this project a joy. We're thrilled to support groundbreaking research. ”





Malcolm Timms
Director

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A photograph of a modern lounge interior. The walls are covered in dark wood paneling. In the foreground, there are two large, tall plants in grey pots. In the background, there is a bar area with a white counter and a menu board. The lighting is dim and warm, creating a sophisticated atmosphere.

NOMINATION

Holmes Group Tourism & Leisure Property Award

Metita, Auckland



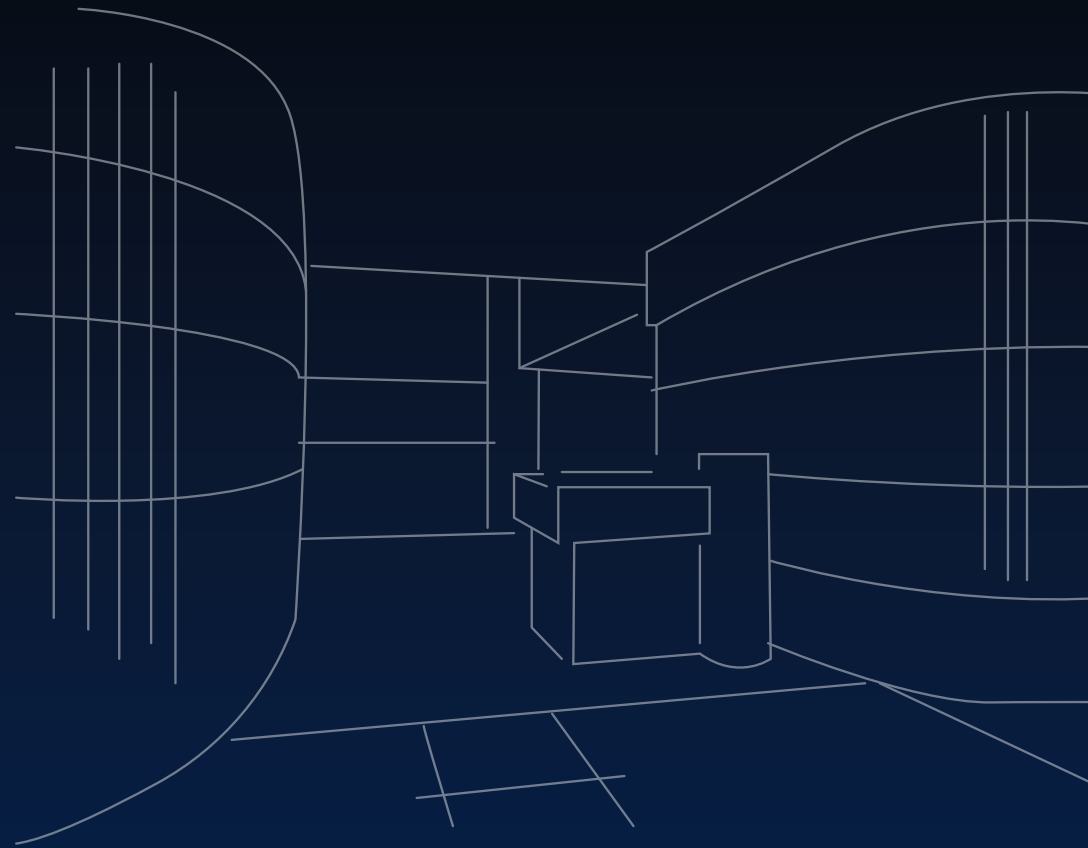
Client	SkyCity
Architect	CTRL Space
Services	Cost Management & Quantity Surveying
Director	Richard Anderson



Metita offers a unique dining and cultural experience at SkyCity's Grand Hotel. Spanning approximately 400m², with 350m² dedicated to dining, Michael Meredith's Metita is a visual masterpiece. Woven fishing baskets hang like chandeliers, blue accents evoke the ocean, and a black, speckled ceiling mimics a stormy sky. The private dining room, seating up to 24, features custom carvings and mushroom lamps, creating an intimate atmosphere. Metita beautifully embodies the essence of the South Pacific, blending land and sea in an unforgettable setting.

“

Working with SkyCity on Metita was a journey of creative collaboration and meticulous attention to detail. We're proud to have contributed to a project that sets new standards for cultural dining experiences. ”





Richard Anderson

Director

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NOMINATION

Holmes Group Tourism & Leisure Property Award

SkyBar, Auckland



Client	SkyCity
Architect	Sophie Burns - Design only
Services provided	Cost Management & Quantity Surveying
Director	Richard Anderson

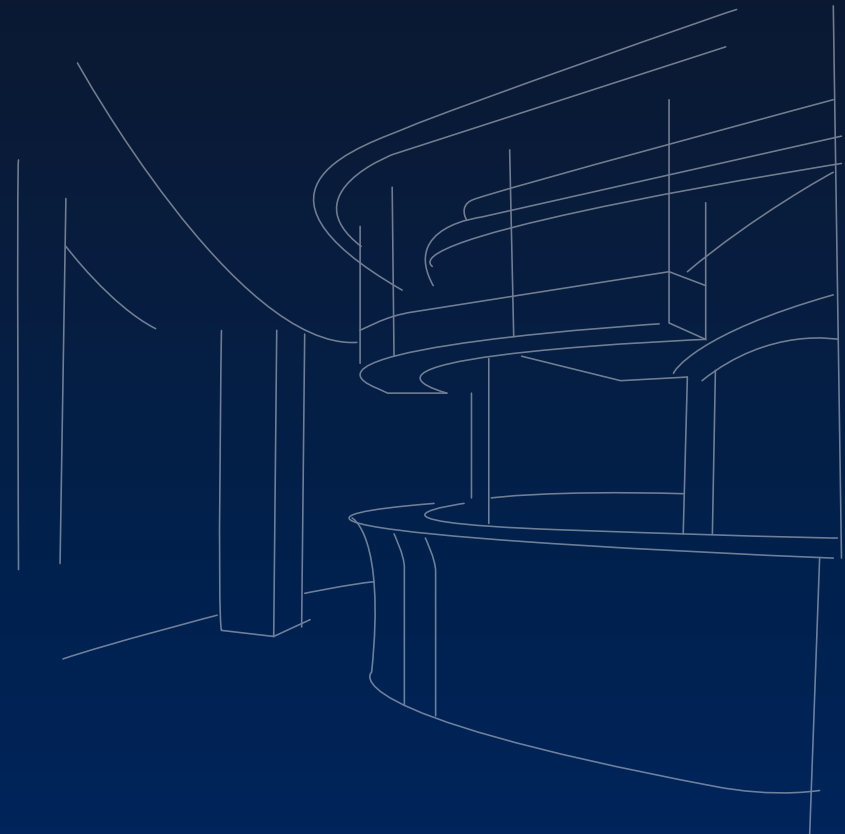


SkyBar, New Zealand's highest bar, soars 182 metres above ground, offering a luxurious 172m² dining space with 360° views. Inspired by the scenic surroundings, the design features natural materials like wood, stone, and lush fabrics, creating a tranquil ambiance. The bar boasts an impressive selection of premium spirits, fine wines, champagne, and craft cocktails, blending nature and luxury for a refined drinking experience.



“

Bringing SkyBar to life required close collaboration and communication. Our synergy with the design team and the client allowed us to create a sophisticated dining experience in the clouds. We're immensely proud of this development. ”





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