

businessnorth

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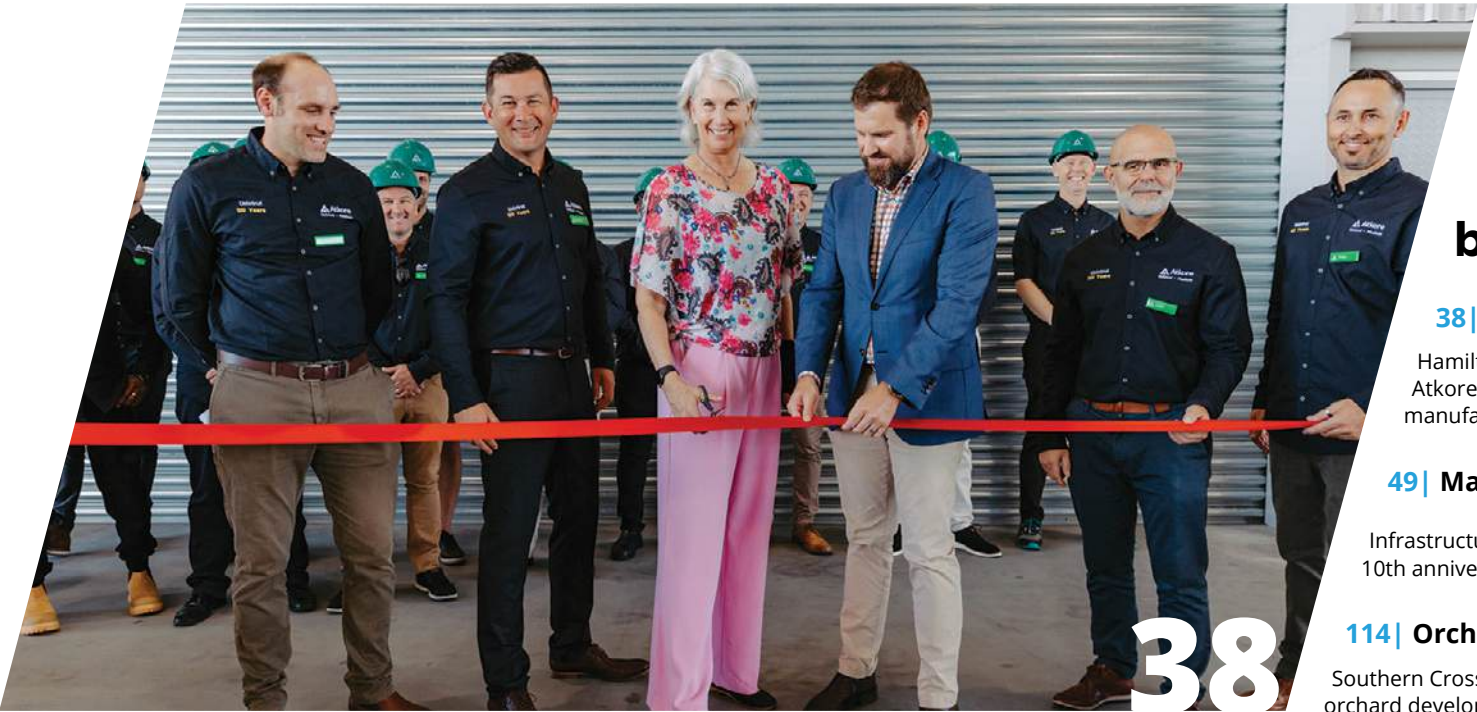
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In the Jungle...

Leading firm NZ Strong took a novel approach during the construction of Auckland Zoo's award-winning South East Asia Jungle Track.

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businessnorth

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Southern Cross Horticulture is one of the country’s foremost orchard developers and kiwifruit producers.



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Positive outlook for coastal shipping

► Hugh de Lacy

Two big-picture developments over the next decade are giving coastal shipping a “highly positive” outlook, the Executive Director of the New Zealand Shipping Federation, John Harbord, says.

“There’s a period to navigate over the next few years, but if you look at the trends in international shipping you can see a significantly increasing role for coastal shipping in the country’s transport delivery.

“Probably 99% of our imports and exports come into or go out of the country by container ships operated by the global shipping lines, and what’s happening there is that ships are being built over the next ten years that will be twice the size of the ones now coming to New Zealand.

“When they get here they’ll be stopping at fewer ports because most of our ports are too small and shallow to accommodate them.

“That will create increased demand for receiving our key imports and moving them to other parts of the country.

“The trends in international shipping are really, really positive in the sense that what we can see in the future is greater scope for coastal shipping,” John says.

The NZ Shipping Federation is the industry body representing domestic coastal shipping operators, including bulk carriers and container vessels, the Cook Strait ferries and the Chatham Islands Shipping company.

John believes that the trend towards ever-bigger vessels could provide another opportunity for our coastal shipping operators should the big global companies decide New Zealand is just too far away, and start off-loading their New Zealand-bound cargo at eastern Australian ports.

“During the Covid pandemic, international shipping companies considered reducing or even curtailing services to Australia, on the basis that Australia was seen as a small, remote market, so the likelihood of reduced services to New Zealand over time is a real possibility.

“So there’s this potential scenario where you need more ships for sailing the coast that can also do a quick trans-Tasman trip to pick up cargo,” he says.

Over-shadowing the international transport issues is that of global warming, a major factor spurring the building of bigger cargo ships because, compared to road and rail transport, shipping is vastly less damaging to the environment.



Domestic coastal shipping operators include bulk carriers and container vessels.

“The trends in international shipping are really, really positive in the sense that what we can see in the future is greater scope for coastal shipping.”

John says that while road transport emits 5.5 units of pollutant per tonne of cargo, and rail between 1.8 and 2 units, shipping emits only one unit per tonne.

Its low emissions notwithstanding, coastal shipping presently moves just 3.5% of New Zealand’s total freight.

“With the Ministry of Transport forecasting total freight volumes will increase 55% between 2012 and 2042, John sees opportunity.

“We simply cannot put all that increased freight on our roads without considerable congestion and expenditure on road maintenance from so many additional trucks.

“There is scope for coastal shipping to pick up a larger slice of this growing pie.”

John says the National-led Government has been receptive to the federation’s submissions

on what is needed to increase the amount of freight moved by coastal ships.

Government coalition partner New Zealand First has been “very supportive”, John says, and has been pushing the other coalition partners “to invest in community and supply-chain resilience” by such means as introducing an apprenticeship-style seafarers competency-based training system, progressing the investigation into a dry dock at Northport, and developing a strategy for transitioning coastal shipping to alternate fuels.

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A thriving community in Hobsonville

► Karen Phelps

Brand new apartments are available in the thriving retirement community of Keith Park Village in Hobsonville.

Ryman Healthcare National Sales Manager NZ Simon Jantke says the village's ideal location next to Te Kori Scott Point Park has attracted many residents since opening in 2021. There are now five completed apartment buildings. "Our residents enjoy relaxed retirement living on the coast, with eateries, shops, the Catalina Bay farmers' market, lush green spaces and the Coastal Walkway nearby," Simon says.

"Keith Park Village is the best of both worlds – an idyllic coastal lifestyle with easy access to Auckland city."

"Keith Park Village is the best of both worlds – an idyllic coastal lifestyle with easy access to Auckland city."

The village's flat terrain makes it easy for residents to navigate on foot or by cycle. Two and three-bedroom independent apartments are available, and later this year when the main village centre opens, residents will move

into the first of 100 one-bedroom assisted living apartments that will make up part of the total of 376 apartments planned.

"Our apartments are light and spacious, with clean lines and a clever open-plan design layout that provides an easy flow throughout.

"They feature a neutral colour palette so people can add their own personal touch to

the décor and offer a balcony for outdoor living. Keith Park Village has been carefully designed to offer the utmost in comfort, convenience, and style."

The apartment buildings are nestled amongst gardens and positioned so the village centre, currently nearing completion, is only a short stroll away. The village centre will include an indoor swimming pool and spa, library, bar, movie theatre, dining rooms, café, hair salon, and beauty therapy rooms, reflecting a commitment to creating a vibrant and interconnected community.

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There are now five completed apartment buildings at Hobsonville's Keith Park Village.

Meeting the need

Aiming to deliver before the deadline has made North Shore Construction & Services the steel manufacturer of choice for a variety of clients including Ryman Healthcare. The company has completed a range of projects for Ryman including works for Keith Park Retirement Village in Hobsonville.

“We started with smaller projects for Ryman Healthcare and our speed and efficient delivery saw us gain larger jobs and quickly build a trusted relationship,” says Sean De Jager who owns North Shore Construction & Services Owner with business partner Samantha De Jager.

North Shore Construction & Services completed a variety of structural steel products including brick lintels, stainless steel plates and handrails for the swimming pool. It also manufactured and installed aluminium flashings and cappings, powder coated posts for the townhouses and steel steps. It also did a lot of shop drawings for the products it manufactured delivering greater accuracy.

“Ryman Healthcare is a great client and we enjoy working with them,” says Sean. “If they need something urgently we can prioritise their needs, helping to ensure their project stays on time and budget.”

Sean, who has an extensive background in construction engineering, started North Shore Construction & Services in 2017. Based at William Pickering Drive on Auckland’s North Shore, North Shore Construction &

Services offers extensive facilities and plant including a CNC laser cutter, four metre guillotine, 135 tonne press and various welding machinery. This enables it to focus on a variety of steel structures, manufacturing, erection of steelworks and buildings. It offers specialised welding services on materials including mild steel, stainless steel, aluminium, MDPE and PE piping. Welding services span all these materials including specialised x-ray welding.

North Shore Construction & Services can provide a full service including shop drawings on a range of products including structural steel for warehouses, platforms, portals, brick lintels and more. Services also include epoxy coating, galvanising and powder coating. In terms of aluminium products it can manufacture flashings, saddles, down pipes, ducting, trunking and rainwater heads.

North Shore Construction & Services employs a team of seven including qualified boilermakers and welders. Health and safety is the number one priority on every job and all staff are Site Safe inducted and the company is proud to hold Sitewise gold certification demonstrating the high quality health and safety systems in place.

“We take pride in our delivery and the high level of detail of all work executed. We take care of our customers every step of the way through to delivery. We look forward to continuing to help Ryman Healthcare and our other valued clients to enjoy successful project outcomes.”



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A thriving community

▶ from page 4

The village will also offer 120 care beds – 40 each of rest home, hospital and special care, and with a number of premium care suites included. “There’s a lifestyle choice to suit everyone,” says Simon.

Serviced apartments are located in the heart of the village which will ensure easy access to everything it has to offer and provide assisted living options, ranging from house-keeping and chef-prepared meals to rest home-level care.

“This means residents have the best of both worlds - the freedom to live on their terms with the reassurance of on-site assistance if needed.”

Simon says residents can transition between living options as their needs change, with priority access to the care centre.

“The feeling of togetherness is the real icing on the cake for assisted-living residents, enhanced by a variety of outings, regular transport options, and countless opportunities to join in on activities when people feel like it.”

The village is named in honour of decorated New Zealand First World War fighter pilot Sir Keith Park (1892-1975) who played a pivotal role in the defence of London and southeast England during the Battle of Britain. Following the war Lord Tedder, head of the RAF, said:

“If ever any one man won the Battle of Britain, he did. I don’t believe it is realised how much that one man, with his leadership, his calm judgement and his skill, did to save not



Serviced apartments are located in the heart of the village which will ensure easy access to everything it has to offer and provide assisted living options, ranging from housekeeping and chef-prepared meals to rest home-level care.

only this country, but the world.”

After a long and distinguished career in the RAF Sir Keith returned to New Zealand and later served as an Auckland City Councillor. He was the driving force on several strategic Auckland projects, including the construction of the airport at Mangere.

Simon says that Keith Park Village embodies

Sir Keith’s values, providing a guiding light for all who live and work there.

Simon says a number of residents have themselves retired from the New Zealand Air Force, with their links to the former air base at Hobsonville further strengthening their connection to the village namesake.

“With its prime location, range of amenities,

and commitment to resident well-being, the village is setting a new standard for retirement living. As Ryman continues to expand, Keith Park Village stands out as a shining example of the company’s dedication to providing exceptional living experiences for seniors.”

▶ Miriam Corban Village - page 8

Innovative technology underfoot

As the winter chill sets in, Warmup’s undertile heating offers an affordable solution for adding warmth to bathrooms, kitchens, and tiled floors in both renovations and new builds. It has been the undertile heating of choice for Ryman Healthcare’s new Keith Park Retirement Village in Hobsonville.

“Contrary to popular belief, undertile heating doesn’t have to be expensive,” says Warmup owner and managing director Paul Fielding. “Warmup provides efficient and economical heating solutions that are affordable to install and cheap to run. The weekly cost of heating an average bathroom is less than a cup of coffee.”

Warmup’s BRANZ appraised undertile heating system is placed directly under tiles to minimise heat loss, achieving maximum efficiency. When paired with Marmox insulation boards, the system’s response time and energy efficiency are significantly improved, lowering running costs.


Paul says that Warmup Insulation Boards will save money by serving as a highly efficient insulation barrier, reflecting heat upwards into the room and preventing heat loss through the sub-floor below. Offered in a sleek modern design, Warmup’s user-friendly thermostats provide seven-day, fully programmable control over your heating. “By leveraging innovative technology and energy-efficient designs, Warmup ensures that homeowners can enjoy the benefits of heated floors without worrying about skyrocketing utility bills,” says Paul.

One of the key advantages of Warmup’s undertile heating system is its ease of installation. Whether renovating a home or building from the ground up, this system can be seamlessly integrated into the existing floor without the need for extensive construction work. The system is laid by Warmup’s trained installers, offering clients peace of mind and a lifetime warranty. Warmup offers undertile heating in easy-to-install DIY kits with user-friendly installation guides and customer support at your disposal, making the process hassle-free and convenient.

Warmup New Zealand has a network of national distributors who have heated more than 7,100,000 homes since 1994. It offers a comprehensive range of floor heating products including undertile, undercarpet, inslab heating and heating for timber floors with associated controllers and accessories. Warmup thrives on innovation and has constantly invested in upgrading its products with cutting edge technology to keep abreast with customer requirements and comply with building codes. Therefore, Warmup was the first company in New Zealand to offer a lifetime warranty for its undertile heating products.


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The village will also offer 120 care beds – 40 each of rest home, hospital and special care, and with a number of premium care suites included.

Delivering on quality, on time

A.G.A Construction is proud to be one of the team assisting Ryman Healthcare to deliver its Keith Park Retirement Village in Hobsonville, Auckland. As this is the third project the company has worked on for Ryman Healthcare it has built up a strong relationship, which has assisted with the successful delivery of this project, says A.G.A Construction owner Albert Alapaki. “Our work on multiple projects for Ryman Healthcare demonstrates the high quality we consistently deliver within the client’s required timeframe,” he says.

Albert Alapaki, a qualified builder with around 15 years experience, started A.G.A Construction in 2017. The company is now a Qualified BCITO Professional and trains apprentices.

Albert says his company has grown so quickly due to the quality of work delivered.

“We’re a young, enthusiastic team with a great culture. We all operate as a close knit team,” says Albert who takes on the project manager role on each job to ensure quality levels remain high.

A.G.A Construction cut its teeth on Ryman Healthcare’s Logan Campbell Village in Greenlane, Auckland, delivering the concrete structure and external carpentry work on the last two-storey apartment block of eight units. The success of the project led to similar

work on the Linda Jones Retirement Village in Flagstaff, Hamilton for the Care Centre building. This project took 18 months to complete.

In Keith Park Retirement Village A.G.A Construction has completed work on five of the apartments, each of which have about 24-40 apartments. It has just been awarded the concrete structures for the next two stages: a 40-apartment block and a 24-apartment block.

Based in Auckland, A.G.A Construction Ltd is dedicated to providing quality building in Auckland and Hamilton, specialising in concrete structural work as well as carpentry and fitout work. It tackles a range of construction projects from retirement villages, commercial buildings and apartment complexes and many others including architectural residential projects. A.G.A Construction is Amotai Registered, which works with government, corporate and Iwi organisations to unlock procurement, opportunities and enable meaningful connections with Māori and Pasifika businesses, and SiteWise Green Certified.

“Our broad scope of construction management expertise, enables us to work closely with our clients to achieve outstanding results,” says Albert. “We pride ourselves on our time management and our ability to achieve a high quality finish every time.”



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New centre welcomed by residents

► Karen Phelps

With the new village centre just opened in May at Miriam Corban Village the resident experience has just shot up a notch, says Ryman Healthcare National Sales Manager NZ Simon Jantke.

“Community is central to the lifestyle so we offer amenities that encourage that sense of togetherness.

“Residents are saying it’s like a dream come true,” he says. “In the four years since the first residents moved in, various interest groups have organically formed including dance, craft, and a men’s group with the subsequent friendships that have blossomed a joy to behold.”

The centre includes a new café, games room, craft room, library, gym, bar and lounge. Residents are enjoying tai chi classes and Triple A sessions in the activity room and fun-filled Happy Hours in the lounge.

The top floor independent apartments offer stunning views across to the city and Rangitoto Island. The centre also includes a rest home, hospital and special care unit.

Situated on Lincoln Road in Henderson it’s just one key part of the Miriam Corban Village offering. Village amenities also include an indoor heated swimming pool, spa, hair and beauty salons and movie theatre.

As with all Ryman Healthcare villages there are a range of living options on offer to suit everyone from independent townhouses and apartments to the extra support of assisted-living apartments, and a range of care options.

At Miriam Corban, care options for rest home and hospital residents now include a new care suite offering.

These care suites are located in superior corner locations with extra privacy, large windows, and generous floor plans plus a television, private ensuite and tea and coffee station which includes a small fridge. The village will also offer dementia care suites, a premium dementia care option.

“Care is not an afterthought but an integral part of Ryman villages. Offering a spectrum of living options ensures residents can live on their terms with the confidence that future health needs are covered,” Simon says.

The townhouses and apartments have been designed with modern aesthetics and allow for ample natural light. There is a range of two and three bedroom options available.

Simon says that residents can enjoy a worry-free lifestyle with a fixed base weekly fee covering rates, window cleaning, building insurance, gardening, and exterior maintenance.



There are a range of living options on offer to suit everyone from independent townhouses and apartments to the extra support of assisted-living apartments, and a range of care options.

“Offering a spectrum of living options ensures residents can live on their terms with the confidence that future health needs are covered.”

nance. This ensures more time to relish their brand-new homes and the fulfilling village lifestyle on offer.

Each Ryman village is named in honour of a Kiwi or Aussie trailblazer and Miriam Corban is a woman who is inextricably linked to Henderson and the west of Auckland through the winemaking legacy of her grandfather Assid Abraham Corban, a Lebanese immigrant

who established Mount Lebanon Vineyards in Henderson in 1902. She was a champion and supporter of a long list of community groups and causes, ranging from the Waitakere Red Cross to the Henderson Women’s Bowling Club to the New Zealand Orchid Society.

She was also an active campaigner for empowering women in childbirth and promoting maternity hospital rooming-in for new mothers and babies. Miriam earned several royal honours – she was awarded the Commemoration Medal in 1990, the NZ Suffrage Centennial Medal in 1993 and the Queen’s Service Order for Community Service in 1999.

“Kiwis such as Miriam pushed further and set the bar high for others to aspire to,” says Simon.

“In creating communities that challenge the expectations of ageing, Ryman villages are also setting the bar high.

“They’re demonstrating that a retirement lifestyle brimming with new experiences, connections and fulfilment is something we should aspire to. Our Kiwi and Aussie namesakes represent the measure of inspiration, while Ryman villages represent the measure of retirement living.”

Ryman was founded in 1984 and has become one of New Zealand’s largest listed companies. The company owns and operates 48 retirement villages in New Zealand and Australia, which are home to more than 14,600 residents, and the company employs 7,600 team members.

“With a rich history of providing trusted care and a vision for the future the Miriam Corban Village stands as a testament to the company’s commitment to creating exceptional communities that empower residents to live life to the fullest.”



Village amenities include an indoor heated swimming pool, spa, hair and beauty salons and movie theatre.

Quality, reliability, dependability

AJChamp Construction defines itself as 'project enablers', says owner Albert Samivaloo.

"We do anything required to keep projects on time and budget, from small jobs to large."

Working Auckland-wide, AJChamp was founded by Albert, a builder with around 15 years experience, from a strong passion for well-crafted interior and building construction work. It now employs a team of around 14 staff plus a trusted group of contractors so it can undertake contracts of any size.

"We emphasise both quality and reliable workmanship that is affordable," says Albert. "Our experience working with major developers and construction companies over the years has given us the edge to deliver and complete projects within budget and on time, without compromising workmanship, ensuring the highest possible craftsmanship."

AJChamp's reputation for delivering has seen it build up an impressive portfolio of clients including working for Ryman Healthcare since 2022. Initially completing smaller projects, AJChamp's ability to perform saw it quickly progress to full carpentry contracts.

A recent project is Ryman Healthcare's Keith Park Retirement Village in Hobsonville, which saw

AJChamp complete the full internal carpentry on three buildings including steel stud framing, interior timber framing and some façade timber framing as well as finishing carpentry jobs such as architraves, skirtings and handrails.

"Ryman Healthcare is a reliable client that has supported my business by giving me the opportunity to grow," says Albert. "It's become a mutually beneficial, trusted and highly valued working relationship."

AJChamp can tackle new residential and commercial projects from start to finish. Its comprehensive services include, but are not limited to, timber framing and formwork, steel stud framing, GIB lining, Rondo ceiling, RAB board and Hardie Glaze Lining installation,

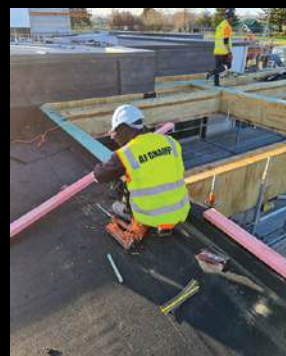
On every project one thing remains the same - quality of workmanship and reliability set the company apart, says Albert, and are of the utmost value to AJChamp's clients. He credits his skilled team with providing a distinct point of difference in the market, which has resulted in AJChamp gaining many loyal repeat customers.

With its headquarters in Auckland, demand for AJChamp's services will see a branch earmarked to open in Christchurch by the end of the year further broadening the impact of AJChamp on the New Zealand construction landscape.



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Award-winning Zoo project a big hit

► Karen Phelps

NZ Strong director Lyndon Evans says that the company is driven by high aspirations and values:

“We continually challenge the status quo to ensure that we remain at the leading edge of the New Zealand building industry. Our objective is to gain recognition for delivering the more interesting and challenging projects that add to a better community and built environment.”

A case in point is the multi award-winning Auckland Zoo South East Asia Jungle Track (SEAJT) project, which clearly demonstrated NZ Strong’s ability to deliver technically challenging projects.

NZ Strong was engaged in 2017 via a competitive tender process and began Early Contractor Involvement (ECI); particularly around how to manage the public interface and ensure visitors’ experience was still maintained while it was working in the heart of the zoo. Lyndon says that rather than trying to hide it away NZ Strong decided to make the build a part of the visitor experience.

“It was about understanding the zoo and where visitors could be channelled in the right way and so they could see what was coming in terms of the future zoo.

“Our plan was to cut new pathways through the zoo so people could see animal habitats and at the same time look through glazed panels in the hoardings to check out what was happening behind to make it an adventure in terms of construction and the zoo.”

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Auckland Zoo’s South East Asia Jungle Track has proved an instant hit with visitors.

Delivering success for over 30 years

Working collaboratively with the team at NZ Strong helped to make the Auckland Zoo South East Asian Precinct project easier and more cost effective overall, says Janani Grant, contracts director for George Grant Engineering (GGE). Structural steel experts GGE manufactured and erected this aspect of the new café and shared shelters, aerial pathways and climbers for the orangutans and siamangs. Janani says the project presented unique challenges, particularly the small footprints the GGE team had to work through to build the enclosures. Innovation and thinking outside the square, hallmarks of GGE, became vital. For example methodology was devised to pre-assemble the roof structure on the ground then place it on top of the columns. With regards to the climbers the GGE team built a prototype from the engineers’ drawings and refined it further to make it one fabricated piece so it could be shipped to site complete and ready to be placed in position. GGE worked closely with the designers to enable the O-lines to be preassembled on the ground including the mesh cladding. This was important as it meant the team didn’t have to work for long periods high off the ground and significantly reduced crane time and scaffolding saving the client time and money while making the job safer for the team.

The café included a complex curved roof shape – a combination of

block wall and structural steel. Janani says the GGE team had to design and build it in such a way to allow for a lot of tolerance and limited access due to the proximity of a pond nearby.

The project was a finalist in the 2020 Steel Construction New Zealand (SCNZ) awards.

“This project demonstrates we think outside the box, are innovative in our approach and assist with the design from the shop drawing phase to make the project smarter and quicker,” says Janani. “Nothing is out of the ordinary for our team.”

The GGE team has since completed additions to the precinct adding a new climbing frame for the orangutans once again working to strict time frames and coming up with clever ways to install it.

GGE are specialists in the fabrication and installation of structural steel for commercial, industrial, civil construction and infrastructure projects. The company has been supplying high quality structural steel to the construction industry for over 30 years in New Zealand and across the South Pacific. Certified to CC3 under the SCNZ’s Steel Fabricator Certification scheme, it is recognised for its stringent approach to health and safety, quality and doing whatever it takes to finish projects safely and on time.

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Breathing Life into Auckland Zoo

When NZ Strong needed a reliable solution to automate the operable ventilators in the tomidome at Auckland Zoo's South East Asia Precinct it called EBSA to deliver.

"There is a real synergy between what our company is about and this project," says EBSA Operations Manager Wade Barmby. "We make buildings breath."

EBSA specialises in performance driven solutions for the facade industry: window automation, architectural glass louvres and overhead glazing systems. The tomidome, also referred to as the swamp forest, required a robust and reliable solution due to the difficult access location of the ventilators making the right hardware selection vital. EBSA designed a solution using D+H Mechatronic AG product, which has been proven in the New Zealand market for around 30 years.

"The four ventilators in the tomidome roof are instrumental in terms of controlling the climate in that building - temperature, humidity and smoke exhaust function," explains Wade. "Our solution includes digital actuators which operate the vents. These are connected back to a CPS-M digital smoke control panel customised for the project that communicates in real time. This interfaces with the building management system for daily ventilation and control of internal air quality of the space providing climate control to the dome determining when the ventilators should open and how much. In the event of a fire situation the ventilators also drive open in under 60 seconds to ventilate smoke out of the space. If there was a loss of power to the control panel it defaults to a fail-safe mode and provides 72 hours standby power."

EBSA sales and marketing

manager Russell Cramb says the fact that EBSA can provide a complete solution - design, manufacture, supply and maintenance - makes things easy for clients.

"We have a relationship with the building long after the project is complete providing on-going maintenance support for the life of the building."

NZ Strong further engaged EBSA to automate dampers in the tiger enclosure providing a standalone smoke control panel and certified actuators to operate relief dampers. Further works at Auckland Zoo are in the pipeline.

EBSA has established strong connections with leading architects and engineers and successfully delivered numerous projects such as the operable louvred facade in what is now the Origine premises in Commercial Bay, Auckland.

Based out of Auckland, EBSA is

able to service projects anywhere in New Zealand, additionally with the group having offices in Brisbane, Sydney and Melbourne. Wade says the EBSA team brings a wealth of experience to any project.

"We are committed to delivering the highest performing solutions to meet our clients' expectations."

Exclusive partnerships with three of Europe's industry leaders - D+H Mechatronic AG, Schneider Louvres and Lamilux Heinrich Strunz GMBH - ensures that the EBSA brand is synonymous with quality and integrity and sets the industry benchmark in many categories, says Wade:

"By combining our local knowledge and experience in building and construction with the technical expertise of three of Germany's leading manufacturers, we can assist clients through any project large or small to truly make their buildings breath."



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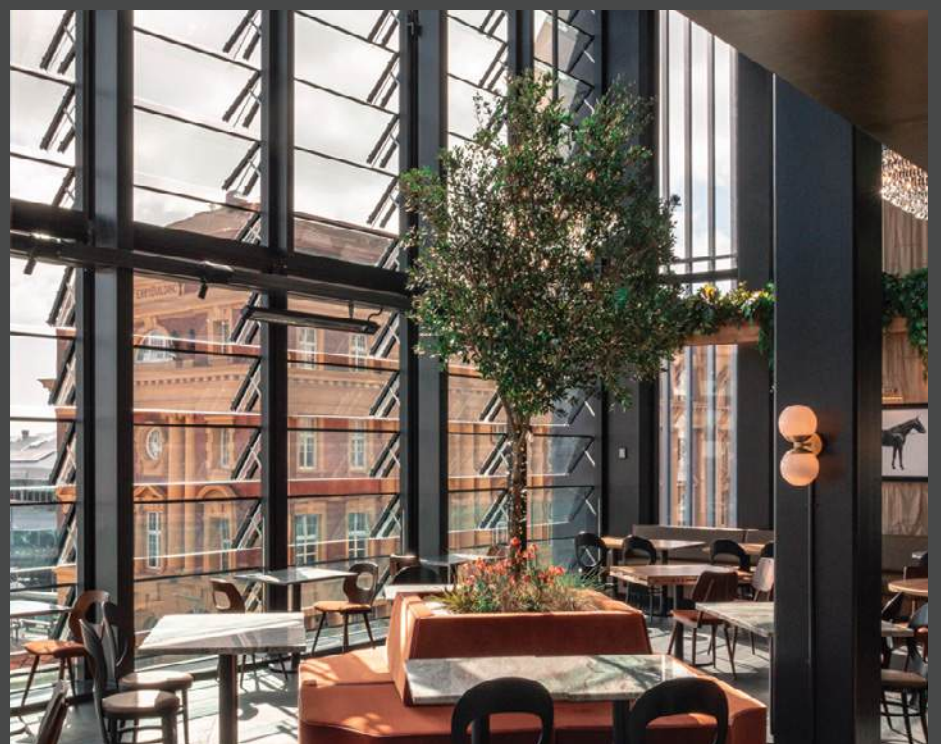
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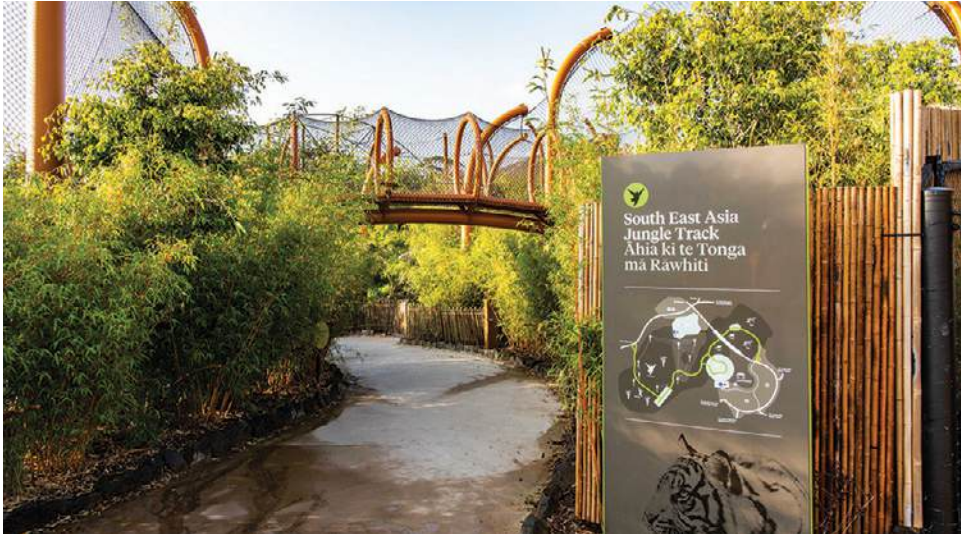
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Auckland Zoo achieved its highest annual visitation on record – over 800,000 – in the 2022–2023 financial year following the completion SEAJT project.

“Our plan was to cut new pathways through the zoo so people could see animal habitats and at the same time look through glazed panels in the hoardings to check out what was happening behind to make it an adventure in terms of construction and the zoo.”

Zoo project a big hit

► from page 10

He says it was a particularly protracted ECI process due to the complexities of the project and that as NZ Strong had worked with the zoo previously on the creation of Te Wao Nui (its Aotearoa New Zealand Track) this meant that NZ Strong had developed a robust working relationship with Auckland Zoo.

“There was a different mentality to working as a lot of the things couldn’t be accurately drawn, it was about shaping the environment and land in the right way so it was great for the animals.

“So there was a lot of work alongside the design team, with participants both here in New Zealand and international experts, to bring it to reality. After the conclusion of the ECI process some of the concepts went back to the drawing board so there was a lot of iteration of design to make sure everything was perfect,” explains Lyndon.

Programming and staging the works was then key with the project broken down into portions to be administered, programmed and logistically managed.

“Our people formed good bonds with the client’s team. For example Garyth Jones our project manager is now called ‘Mr Zoo’ as the zoo loved working with him so much.”

Lyndon says the project brought daily challenges including environmental challenges such as the need for the main lake to be drained multiple times to complete the work and technical challenges to meet MPI requirements. As it was the largest project the zoo had ever undertaken since its inception the SEAJT project necessitated significant infrastructure upgrades including water, electric and data pipework.

Fully completed in 2022 with the opening of the final SEAJT habitat – the Indonesian swamp forest (a highly innovative climate-controlled tropical dome) - Lyndon says the jungle track was an instant hit with visitors:

“In its 2022–2023 financial year, Auckland Zoo achieved its highest annual visitation on record – over 800,000 – so it’s been obvious what a great addition it has made to the visitor experience and wider Auckland community. At NZ Strong we are very proud to have played a part in that.”



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Celebrating 20yrs of win-win outcomes

► Karen Phelps

As NZ Strong celebrates 20 years in business company director Lyndon Evans says its vision remains the same: to be the most trusted and respected construction company in New Zealand.

“Our aim is to build long-term business relationships with our clients and all other parties we deal with. We do this by adding value to projects and ensuring win-win outcomes for everyone involved,” he says.

A key aspect of the company’s success has been its strong leadership with Chris Hunter, John Overton and Lyndon taking the reigns around a decade ago to steer NZ Strong to where it is today.

“We are a close knit team and have had low staff turnover over the years, with many long-serving staff of ten years or more, adding further depth to our team’s experience and expertise.”

Together they offer a combined total of over 130 years’ experience in the building sector and their knowledge is highly valued throughout the New Zealand construction industry.

Prior to NZ Strong each honed their skills in large corporates. Sharing a pragmatic, uncomplicated approach to construction, Lyndon says they are firmly “hands on” in the business to serve the best interests of clients

and ensure projects are successful.

Chris brings significant business operation and marketing expertise, John takes charge of construction aspects and Lyndon quantity surveying, contracts, pricing and estimating.

A team of around 70 staff supports them. Lyndon says that NZ Strong has a lot of technical skill in-house giving it a distinct edge including registered architects, design and services managers, project managers,

quantity surveyors, site managers, in-house award-winning engineers, CAD/BIM technicians, programmers, specialist construction support personnel and administration staff.

“We take pride in being a very people-oriented business,” explains Lyndon. “We are a close knit team and have had low staff turnover over the years, with many long-serving staff of ten years or more, adding further depth to our team’s experience and expertise.

This enables NZ Strong to tackle a wide variety of projects and allows it to target quality client with a solid pipeline of projects to support.”

► to page 14

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Health and safety focus

from page 13

Lyndon says that health and safety has always been a major focus for NZ Strong and it was one of the first construction companies in the country to gain certification against the new worldwide health and safety standard, ISO 45001, and in 2018 it achieved triple ISO certification. He says that NZ Strong actively involve all of its staff at every level in all aspects of the planning and assessment of tasks, risk assessments and management of its health and safety processes. There is also a focus on continuously providing comprehensive training and encouraging up-skilling wherever possible.

Sustainability has been another cornerstone of the business's success over the past 20 years. Lyndon has previous Green Star experience with three others also employed on staff to meet client needs in this regard and sustainable practices are implemented in the day-to-day running of the business.

"We are committed to reducing our environmental impact and continually improving our environmental performance is an integral part of our business strategy and operating methods.

It is our priority to encourage our clients and suppliers to do the same. Not only is this sound commercial sense but it also ensures we deliver on our duty of care towards future generations. NZ Strong has held a long standing commitment to robust environmental practices having been ISO 14001 accredited since 2012 and is responsible for achieving good environmental practice and operating in a sustainable manner."

A current project includes a new hangar for Air New Zealand at Auckland Airport, a build that aligns with the client's goals around sustainability. Lyndon says it will be the largest



NZ Strong tackles a wide variety of projects and allows it to target quality clients.

timber spanned hanger in the Southern Hemisphere once completed next year. NZ Strong is also working on the eleven-storey Grand Chancellor Hotel and has just finished a series of Metlifecare facilities.

Lyndon says that looking into the future NZ Strong aims to continue to build on its goal of being the most trusted and respected builder for its clients. "We try to make sure our decisions, how we conduct ourselves and everything we do aligns with that vision. Setting the standards and raising the bar continually is what we do at NZ Strong."



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A current project includes a new hangar for Air New Zealand at Auckland Airport.



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Harbour development boost for town

► Bernadette Cooney

The opening of a \$115 million redevelopment of the Opotiki Harbour is set to bolster aquaculture operations in the small East Coast town by allowing mussel boats to dock and unload from August this year.

This project, one of New Zealand's largest non-roading infrastructure developments in decades, will benefit both recreational boaters and the mussel farming and processing industry. Previously, mussel boats had to unload at Whakatane and transport mussels 40 km by road to the Whakatohea Mussel factory in Opotiki.

Funded by the New Zealand Infrastructure Upgrade Fund and the Bay of Plenty Regional Council, the project is managed by Kanoa (MBIE's regional economic development unit).

Key stakeholders are the Opotiki District Council, and local iwi, Whakatohea.

The project began in 2020 under HEB Construction's coordination. HEB, a prominent Tier 1 infrastructure company in New Zealand, managed the design and construction over four years.

David Wyeth, HEB Construction's project manager, highlighted the project's nearing completion and its anticipated economic benefits. He emphasised that the new harbour would enhance efficiencies for Whakatohea Mussels by providing an all-weather, navigable entrance for mussel boats.

This will boost Opotiki's role as a service and processing hub for aquaculture and the broader marine industry,

"Being able to use the Opotiki Harbour will speed up efficiencies for Whakatohea Mussels by providing an all-weather entrance that is navigable for mussel boats, boosting Opotiki's capability as a service and processing base for aquaculture, the broader marine industry and recreational users."

The redevelopment aims to support the current 4000-hectare Te Whakatohea mussel farm located 8.5 km off the Opotiki coastline and then a further 10,000 or so hectares of farms yet to be developed.

Years of research and feasibility trials, including physical and hydraulic modelling at the Water Research Laboratory in New South Wales, ensured the project's effectiveness.

These models simulated the marine conditions the walls would face.



The \$115 million redevelopment of Opotiki Harbour is nearing completion, boosting the town's capability as a service and processing base for aquaculture, the broader marine industry and recreational users.

"We've used three-quarters of a million cubic metres of various grade rock for building the breakwaters and the same amount of sand for closing the river."

"Key features include two new 450-metre-long river training walls, the redirection of the Waiweka River between these walls, and dredging to a depth of four metres to create a navigable harbour entrance," says David.

The breakwaters are angled westward to accommodate current river morphology and minimise wave propagation down the channel.

The construction required 12,000 concrete armour units, extensive core rock, and high-grade armor rock to protect the harbour from waves and erosion.

"We've used three-quarters of a million cubic metres of various grade rock for building the breakwaters and the same amount of sand for closing the river."

The vast amount of rock required was sourced from four quarries: Rainbow Quarry Rotorua, Blue Rock and Manawahe quarries Whakatane, and Omataroa Rangataiki No 2 Trust quarry at Matahina.

HEB Construction has built up a strong track record in port and marina construction projects.

Their portfolio includes the No.6 multi-purpose wharf at Napier Port, six new ferry berths on Queens Wharf in Auckland, and improvements to the Quay Street and Wynyard Quarter ferry terminal which was a central feature of Auckland's downtown infrastructure development program.

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Dedication and capability

In a remarkable display of dedication and capability, Omataroa Quarries has risen to the challenge of supplying the Opotiki Harbour Development with the essential core and armour rock needed to safeguard its shoreline structures. This impressive feat is a testament to the capabilities of Omataroa Quarries, a wholly owned subsidiary of the Omataroa Rangataiki No 2. Trust, based in Whakatane, Bay of Plenty.

Founded by the trust in 2021, Omataroa Quarries is strategically located near the Rangataiki River at Te Teko. The Omataroa Rangataiki No 2. Trust, established in 1970, manages an asset base of around \$62 million on behalf of approximately 12,700 trust beneficiaries. This Māori Lands Trust leverages its commercial ventures, including the quarry and forestry operations, to support their community through educational, employment, and housing grants, and funding for natural habitat and wildlife conservation programs.

Omataroa Quarries operations manager Maurice Warbrick says the quarry supplied around 50,000 tonnes of core aggregate and armour rock for the Opotiki Harbour Development project, subcontracting to main contractors HEB Construction, in a large-scale operation over an 18-month period.

Being able to play a pivotal role in the upgrade of the harbour was a

proud achievement says Maurice. “For the duration of the project, we were putting out some pretty fantastic production numbers.

“Securing this project was a major step forward for us, offering a great opportunity to tackle large-scale projects, and the team did an outstanding job.”

The team of eight plant operators are made up of two senior operators and six trust beneficiaries.

“Our close-knit team of operators are very invested in their site,” says Maurice, “I think we had one guy in 18 months who had to take sick leave, so they were very committed to the job.”

The benchmark was high on the Opotiki Harbour contract, and the quarries operations and procedures were closely audited throughout the project.

“We were audited regularly, which was good for us to know we could meet the mark consistently over the long term.”

Looking ahead, Omataroa Quarries is focused on developing added value base aggregate products. “Our goal is to grow our customer base and diversify our products,” Maurice shared. The Māori Land Trust-led and owned business is thriving, supplying a wide range of rock, aggregates, and coarse bases for various industries, including forestry and civil construction, across the Bay of Plenty and the wider North Island.



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Project reduces flood risk to area

► Richard Loader

The Northland Regional Council's (NRC) \$15 million Awanui River Flood Scheme Upgrade is now in its closing stages, and will significantly reduce risk to property and assets from flood waters that have previously ravaged the area.

The Awanui River runs through Kaitiāia and out to the west. A secondary channel, the Whangatane Spillway, runs southwest to northeast from Kaitiāia and cuts through the settlement of Awanui a short distance away. The spillway is also included in the upgrade.

Traditionally, there has been a lot of flooding in Kaitiāia township. The worst recorded flooding to date was in July 1958 which produced a flow rate of 220 cubic metres per second, which saw 1-metre standing waves on Kaitiāia's main street.

"There's a lot of low-lying housing in and around Kaitiāia particularly, which are quite vulnerable," says NRC Senior River Management Engineer Barney Brotherhood. "There's also a lot of agricultural land outside of Kaitiāia CBD that take a hammering in those flood events. The project upgrades the existing LOS (Level of Service) from a 1:30 year event to a 1:100 year event in urban Kaitiāia and 1:10 year event to 1:20 year in rural areas."

The upgrade project commenced mid to late 2018 and was initially programmed over nine years. The first two years were pre-covid and funded (\$2m) from targeted rates. From the beginning of covid, (\$8.5) million funding was obtained from Kānoa, the government's Regional Economic Development Unit, on the basis that the remaining seven years were compressed to three years. A further \$4.5 million was co-funded by NRC.

Project works included extensive modifications and improvements to stabilise existing stopbanks and allow the river to carry up to 15 per cent more floodwater. It also including reducing Awanui flood overflow to the Tarawhaturua Stream, and upgrading Awanui River and Whangatane spillway capacity to accommodate the additional flow.

Conceptual and preliminary design was completed internally by NRC with the help of Tonkin and Taylor. Hydraulic modelling was completed both internally and using expertise from Tonkin & Taylor and also DHI (Auckland).

Detailed design was completed by Riley Consultants, with Haigh Workman Consulting Engineers and Barfoote Construction assisting with bridge design.



Matthews Park – construction of high-level spillway.

"Following a competitive tender process Kaitiāia Contractors Ltd and Far North Roading were awarded the earthworks contracts. Both contractors were well set up for river contracts, which is quite specialised.

"They were supported by a number of sub-contractors. The project works were delivered despite the vastly compressed time-frame and weather challenges throughout."

From south to north, the geographic spread of the project was about 12 kilometres and involved approximately 450,000m3 earthworks comprising; ~6km stopbanks, ~5km benching, ~2.2km spillways. There has been

~1.2km scour protection (~15,000m3 rock), and ~200m timber floodwalls.

"The geometric design of the spillways and benches was largely undertaken in-house with digital designs transmitted to contractors who utilised them in machine control systems on site, avoiding the requirement for traditional set out," explains Barney.

"Pre-works and post-works survey was all undertaken with high accuracy UAV (drone) systems, all in-house. We also utilised an existing region-wide LiDAR dataset, which provided an accurate surface for a geometric design baseline."

The project will deliver significant benefits to the community and businesses. For example, Juken New Zealand have a major industrial facility that makes triboard in the area, and the Timber Mill is located on a vulnerable bank of the Whangatane spillway.

The upgrade delivered an improved channel alignment, increasing Spillway capacity and reducing the flood risk to the Timber Mill.

Local Marae (Ōturū and Te Paatu) undertook Kaitiaki and planting roles. Two planting days were organised by Hapū, with input from local schools and community. To date, there are about 15,000 plants in the ground.



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Awanui channel scour protection, looking downstream from Church Road bridge, Kaitaia. Lower Whangatane Spillway (below): Construction of 1.3km stopbank North of SH10 overbridge,





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Bridge upgrade improves traffic flow

► Richard Loader

The recently completed SH10 Kāeo Bridge upgrade includes a new two-lane bridge and roundabout at the intersection of SH10 and Whangaroa Road that will improve safety, traffic flow and the experience of visitors and other road users including freight travelling Northland's Twin Coast Discovery Route.

Located just north of Kāeo, half way between Kerikeri and Doubtless Bay, the new \$40 million bridge replaces an old single lane bridge, and three-pronged intersection that was not easily understood, particularly by visitors to the region, and frequently resulted in significant bottlenecks.

Fulton Hogan was awarded the ECI project to construct the bridge, roundabout and other supporting infrastructure and has worked closely with the client NZ Transport Agency Waka Kotahi (NZTA), and other key stakeholders including engineers WSP, designers Aurecon, local iwi and the wider community.

"ECI allowed for early input into the design of the bridge, and its construction methodology, working with all the parties involved to achieve the best outcome," says Fulton Hogan Stakeholder Manager Mel Norris. "Kāeo is the third bridge project out of the Northland bridges programme that Fulton Hogan have constructed, which include Matakohē and Taipa,"

The new Kāeo bridge has a width of about 10 metres, and at 108 metres long is over twice the length of as the original bridge, enabling a large volume of water to flow underneath it.



► to page 22 The new Kāeo bridge has a width of about 10 metres, and at 108 metres long is over twice the length of as the original bridge.

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Bridge improves safety

► from page 20

This area is low lying and extreme weather events cause frequent flooding. The new bridge is designed not to exacerbate this problem, avoiding any adverse upstream impacts to Kāeo. The bridge is the same height as the previous one.

The construction project commenced in November of 2021, and Mel says one of the first activities was working with iwi and ecologists to relocate over 2000 native fish and eel (tuna) species before commencing construction. A number of native skinks, Pupurangi (native snails) were also relocated.

The project included a substantial preload on the northern side of the Kāeo River. Preloading is the placement of load (earth and aggregate) on the ground surface prior to construction to compress water from under the earth. “The way that it settled wasn’t as predicted, so we had to slow the loading rates and carefully monitor it to ensure the ground was settled in the correct place, prior to commencing construction.”

Temporary staging was built in order to undertake the bridge construction including piling, and headstocks.

The bridge is comprised of four spans (sections) three of which are 30-metre long Super T-beams, with five 30-tonne beams across each span. The fourth and final span reached across to the roundabout on the eastern abutment, and that span has nine beams that are 18 metres long.

“The delivery of beams to site and lifting onto the structure took about four weeks,

after which the concrete was poured on the deck and the asphalt layer was applied, the guard rails and bridge lighting was installed and the roundabout built.”

Both lanes were opened on the 24th of February, at which time the old Kāeo bridge was decommissioned, which took around four weeks. “Fulton Hogan, Quality Cut & Core, and Far North Roding all worked on the demolition and completed the project two weeks ahead of time and without any environmental issues over the river, simply because it was so well planned.”

A native planting initiative with Kaeo School and Totara North School exemplifies Fulton Hogan’s engagement with the local community throughout the project, says Mel.

“Our landscape design included harakeke (flax), karaka, and manuka, and we found a local kaumātua who collects native seeds. We supplied the schools with recycled seedling trays and our carpentry team built each school a shade hut from recycled materials from the site, and in February last year we taught the kids how to look after the seeds and grow seedlings. The first school planted their seedlings next to the bridge early May this year.”

Iwi have also made significant contributions throughout the project including raising concerns that the piles of a retaining wall at the mouth of the bridge would damage the roots of nearby pohutukawa trees that held special significance. Fulton Hogan responded with a gabion basket wall to prevent damage. Iwi and Māori artists have also provided cultural artwork on the roundabout, and on 90 metres of concrete barriers behind the roundabout.



The delivery of the bridge beams to site and lifting onto the structure took about four weeks.

Raising the bar at NZ Crane hire

Privately owned and operated, award winning New Zealand Crane Hire is the longest running mobile crane operator in the Auckland region, dating back to Central Cranes which was established in 1957.

Managing Director Will Dobson says the company’s core purpose is to become and remain the leaders in mobile crane hire within New Zealand, through a continued focus on safety reliability and learning.

“At New Zealand Crane Hire we focus on making sure we provide the right team with the right training, equipment and preparation for every lift providing surety and safety always. Our belief is that a successful lift, from small private projects to large scale infrastructure construction, doesn’t start at the site. The success is born from hours of preparation back in the depot, where our team of mechanics, engineers, project managers and planners are based. Meticulous planning of every detail for every lift ensures we complete every job no matter the scope; on time, on budget and within our stringent safety demands. That’s what underpins our success as a business.”

In both 2022 and 2023 New Zealand Crane Hire was awarded the Training Company of the year, which recognises excellence in training its employees.

Although New Zealand Cranes Hire is Auckland based, its fleet and

personnel travel all over New Zealand, with a focus on the upper North Island including Northland, servicing all industries requiring heavy lift solutions.

New Zealand Crane Hire are experts when it comes to delivering efficient and knowledgeable service for heavy lifting jobs.

“We offer an extensive and modern fleet of cranes for hire, from leading brands including Liebherr, Terex and Grove. Our fleet of cranes range from our 13 tonne City cranes up to the largest hydraulic mobile crane available in New Zealand, the 450-tonne capacity Liebherr LTM1450-8.1. Having an average fleet age of only six years means we offer unparalleled reliability and the latest technology and safety systems not available in older model cranes.”

New Zealand Crane Hire was engaged by the Fulton Hogan’s project team early in the Te Kaeo bridge Upgrade Project to plan the installation of the span 3 bridge beams that cross over the Kaeo river watercourse.

“Our Liebherr LTM1450-8.1 was chosen as the optimal crane for these works due to its superior lifting capacity in its class at the radius required for the lifts. Following the successful installation of the span 3 bridge beams, our 250-tonne All Terrain crane was utilised by the project to install the bridge beams for span 4 of the bridge.”



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Hiab trucks add to company's growth

► Sue Russell

Garry and Heather Crosbie established their main business Mangawhai Engineering & Marine in 2003, and as opportunities presented the business took small incremental steps to grow and develop new services.

One of those was to purchase a HIAB Truck to meet the needs of the local community, and be available for hire with a trained operator for various lifting processes. That part of the business is now known as Midway Cranes & Trucks and now has multiple Hiab trucks out operating in the region. The newly formed business is still a great support for the general and structural engineering projects the original business undertakes.

Daughter Jessica Crosbie is involved in the family run business and says that the Mangawhai area has been growing since well before the COVID era, meaning there has been a lot of demand to transport structural steel for buildings, cabins and relocatable homes around the district.

"We help with any sort of building projects that need materials transported and lifted on to site, and also deal with various lifts at residential properties like spa pools, fireplaces and small sheds," Jessica explains.

Depending on what is being lifted and the hazards or difficulties of the particular site, a job can take from one hour to a full day, or even span over a few days, with an emphasis always on the safety of the operator and others working around the lift area.

Demand for services has been solid, with customers sometimes having a one to two week lead time for bookings. Asked what the fleet entails, Jessica says there are two Hiab trucks and one Tipper truck currently in operation, with a third Hiab truck soon to be on the road.

"It's a new PK42 Palfinger mounted on a Hino truck. It will have a similar reach to our existing HIAB which can lift items within weight to 28 metres away from the truck. This will help accommodate for a lot more



Midway Cranes and Trucks now has multiple Hiab trucks operating in the region.

bookings, so customers aren't waiting too long to get the job completed."

Mangawhai Engineering & Marine has been building the new Hiab truck and Jessica says it will add real growth to the company and value for clients once it is completed.

"We've finished works on the chassis and deck, now it is up in Whangarei for the hy-

draulic fit-out and final certifications and hope to have it in operation by July 2024."

Asked about the need to engage more skilled Hiab operators and truck drivers, Jessica says the business already has operators for the new truck, but if demand continues to be solid, there may well be the need to look at engaging another experienced operator in

the future. The business also offers a storage facility for building materials and machinery, and the ability for customers to purchase or hire containers on site. "That's a great service to offer alongside the transport and lifting."

As for future plans Jessica says the business may explore expanding into the wider Kaipara region, as demand increases.





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Maximising forestry investment

► Karen Phelps

While present market conditions may be challenging the forestry industry is somewhat unique, says managing director of FPS Kevin Ihaka.

“We are in an industry that has a 30-year life cycle so even when there are challenges the industry also has a lot of certainty. Markets go up and down but we have a long term vision.”

Kevin and wife Kylie have weathered many such fluctuations over the years after starting FPS around 25 years ago. The company grows and protects forests from planting right up to the point when another company will harvest. Kevin says this means FPS can see a long way ahead in terms of the work coming up, which allows it to invest in young people coming into the industry. It has a current training programme in partnership with training institute Te Wānanga o Aotearoa. The programme began last year when FPS took on a group of 12 trainees who have progressed through their first level of training and are about to step up to the next level. It has just taken on an additional 14 students.

“Training is delivered through our workplace, values and way of doing things with the support of Te Wānanga o Aotearoa around the technical and administrative aspects of training. It’s working incredibly well. While there has been a lot of talk around labour shortages we are not noticing that as we’re getting enough local people.”

He says it provides people with a great opportunity to start a career while earning money. “Forestry is a great industry for all sorts of career pathways, both in New Zealand and worldwide. For example FPS offers its forest protection service internationally with prevention advice and specialised fire fighting



FPS offers its forest protection service internationally with prevention advice and specialised fire fighting crews.

crews with the experience and knowledge to fight a forest blaze quickly, efficiently and safely.”

Kevin says technological advancement has also played a key role in the growth of FPS and provides further opportunities for people in the industry. Drones are used by FPS for aerial imaging and AI can pick out the pine trees from the image to work out gaps where trees might not have survived in a newly planted forest among other things. He says that FPS is proud to offer clients many years’ experience

managing forest blocks from land clearing and site preparation to forest establishment. Services include mapping and measuring, quality assurance and data collection, site preparation, seedling transportation, growing and tending of trees, forest establishment, pruning, thinning, fertilising and weed control and releasing. Clients vary from big corporate forest owners to small woodlot owners on farms.

“We provide services that have our clients’ best interests at heart, ensuring their invest-

ment reaches its potential through proactive management.”

Kevin says the forestry industry is a great industry to be part of. “I started in this industry about 43 years ago and I’m still working in the same forests. It’s a real connection you get with the forest. I see that in our young people too. There is a sense of ownership that they are creating something for the future. When we take on the second generation to work in our business it shows the permanence of the forest and what it can offer people.”





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‘Significant growth’ for wood processor

► Richard Loader

Sequal Lumber was founded in 2006 by four Bay of Plenty families who saw the large volume of logs coming into market and felt it was important for New Zealand that they were processed domestically, rather than exported for processing.

Built from scratch, the Kawerau site was completed just in time for the 2008 Global Financial Crisis.

Executive Director David Turner says that while the first five years were challenging, multiple growth stages have resulted in rough sawn lumber being exported to about 20 different markets around the globe, with the single biggest market being New Zealand.

“About seventy per cent of the product is exported, all from the Port of Tauranga. At the end of the 2022 financial year we exceeded our goal of processing 600,000 tonnes of logs. That represents significant growth year-on-year.”

Powered by geothermal energy the addition of a kiln dryer in 2014 enabled Sequal Lumber to grow into different product streams beyond the green packaging that was its initial product line.

Markets segments now include packaging, furniture, domestic re-manufacturing for products like weather boards, door jams and piles, and a lot of product is supplied into the process for engineered wood products like Glulam.

The Eastern Bay of Plenty is a region rich in natural resources and David points to other industries including aquaculture in Opotiki along with tourism and lifestyle in Whakatane where there has been significant investment over the last five years.

“In Kawerau we have horticulture and forestry, which are both in a significant position of strength. While forestry is challenged because of its predominant focus on the exportation of raw material to China, wood processing is doing particularly well. Sequal is investing significantly, and this Christmas we will shut down for six weeks and instal a new main saw line, which will materially increase our capacity to produce to service our export markets. We’re also adding drying capability and downstream processing. I see real growth in wood products globally over the next five years, and I think that’s true of horticulture as well, with on-going investment in kiwifruit.”

David says those things all combine to underpin real wage growth and employment and the region has transitioned from a position of



Sawn lumber is exported to about 20 different markets around the globe, with the single biggest market being New Zealand.

needing to create employment opportunity, to needing to work with the community to support people into employment.

“We’ve had socio-economic issues in our environment for a long time and so there is some ingrained dysfunctional issues which effect some people’s employability. When you have a highly traumatised society, and that trauma has been driven through socio-economic dysfunction over generations, the unwind of that is not immediate — it will take time. One of the biggest concerns I have is the number of internationals that businesses need to hire to fill the roles that are available, because we’re not getting the local workforce either operating consistently at a productive level, or available for work. We need to be ensuring that as a community we’re focused on supporting young people into the work place. The issue has moved from employment opportunity to employability, and we need local and central government to be supporting people into employment, particularly our young people.”

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The new Sleepyhead manufacturing facility at Ohinewai is integrated over a number of interconnected buildings to house the overall Sleepyhead operations.

Sleepyhead plant a complex project

► Karen Phelps

The new Sleepyhead manufacturing facility at Ohinewai in North Waikato is the largest and most complex project that head contractor Lobell Construction has ever worked on.

Company director Louis Shaw has enjoyed watching the skill of other contractors working on the site.

“For example the civil aspect of the job being undertaken by Mundy Civil is enormous,” he says.

“Mundy Civil are unbelievable and have so many machines. The amount of earth they are moving is incredible. The services are also significant and I’ve watched three huge excavators picking up large pipes and moving

“The services are also significant and I’ve watched three huge excavators picking up large pipes and moving them to massive trenches. It’s fascinating to watch all these contractors that are so skilled at what they do.”

them to massive trenches. It’s fascinating to watch all these contractors that are so skilled at what they do.”

Lobell Construction has been involved with the project since its inception providing construction advice as part of the wider team. After winning the first stage of the foam plant and the precast concrete and slabs and foundations package in a competitive tender process Lobell Construction was approached to run the project as main contractor.

The project is integrated over a number of interconnected buildings to house the overall Sleepyhead operations.

Louis says that the manufacturing process is temperature controlled and all buildings combine to function as one manufacturing facility.

It includes multiple fire cells and various plant and equipment from around the world.

There are also specific environmental controls that must be adhered to. All of these

things are integrated into the base building so it is a very complex process and there are multiple consultant teams in place.

In such a complex build there have been numerous challenges and Louis says a rolling Preliminary and General agreement has allowed for the necessary flexibility.

“We have a group of professionals running the site day to day and as things move, change and are finalised we can accommodate.

“This gives the client the ability to make changes and the ability for things to be flexible. It’s created good flow and as it’s an extremely large complex project it’s an ever-evolving situation.

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Lobell Construction has been involved with the project since its inception providing construction advice as part of the wider team.

Reputation as a top-tier player

With a portfolio of high-profile projects spanning residential, commercial, industrial, and civil sectors, Summit Scaffolding has gained recognition as a top-tier player in the field. With a solid presence in both the Auckland and Waikato regions, Summit Scaffolding has the capacity to take on projects of all sizes and complexities. Its direct workforce comprises nearly 150 employees, and the company also engages up to 20 sub-contract scaffolders daily. This extensive people-power ensures that Summit Scaffolding can deliver on projects with the efficiency and quality that clients expect, says John Scott who owns the company with Bruce Pickerill. Both directors bring a wealth of experience from the scaffolding industry, having dedicated their entire working lives to the trade, both in New Zealand and on the international stage.

Summit Scaffolding employs a range of scaffold systems including Kwikstage, Vertemax, KGUARD and Layher. John says these top-quality systems provide Summit Scaffolding with the versatility to offer customised access solutions for any project.

He says the company's commitment to offering customers the best solutions available goes beyond industry standards, setting a higher benchmark for quality and safety. One example is its dedication to providing a minimum working platform width of one metre, surpassing the typical 750mm industry standard.

In tandem with this commitment to

quality Summit Scaffolding places a strong emphasis on training. Scaffolders undergo comprehensive training programs that exceed basic industry requirements. This focus on on-going education ensures that Summit Scaffolding maintains a benchmark standard that distinguishes them in the industry, says John.

The company's commitment to training extends to providing access to Certificates of Competence for Scaffolding in New Zealand, recognizing overseas qualifications, and ensuring that scaffolders hold current Site Safe cards and meet the Working at Height unit standard 23229 as a minimum requirement. Additionally scaffolders are trained in First Aid, Mobile Elevated Work Platforms (MEWP) and confined space work, making Summit Scaffolding's qualifications unrivalled in New Zealand, says John.

Summit Scaffolding also maintains an extensive resource portfolio including a fleet of 60 working vehicles, which enables the company to efficiently serve clients throughout the country.

Its expertise has led Summit Scaffolding to participate in some of New Zealand's most significant projects including Sleepyhead Estate, New Zealand International Convention Centre and Commercial Bay.

"We believe in delivering not just scaffolding but superior solutions to our clients, which has gained Summit Scaffolding a reputation as a scaffolding industry leader in New Zealand."



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Slab finish poses problems

from page 26

“As things crop up we need to problem solve quickly to keep things on track and budget. There are a lot of creative people on the team who think outside the square and sometimes the simplest solution has been the best.”

One tricky aspect was achieving the required finish on the concrete ground slab:

“Once the slab is poured a company comes in with a grinding machine to polish it to give a textured ‘salt and pepper’ finish.

“This requires a shallow grind and it’s the hardest finish to achieve, as when you’re pouring concrete there will always be ups and downs in the level. If the concrete is ground deeper the colour changes.

“So normally a laser screen machine would be used to ensure a flat finish usual but because it is a very heavy machine it couldn’t be used in this case due to the slab design, which had two large layers of reinforcing steel.

“The solution was to do small pours of 400sqm at a time. We had lots of meetings with the concrete pump operator, finishing team and engineers to keep a handle on quality and the end result was worth it.”

Louis says safety is always at the forefront of every decision made and the client made sure this was a priority. Fire rating the facility ensures the delicate chemical process in which foam is made can be done safely.



An adjacent pump house can pump millions of litres of water if need be to further increases the fire safety of the building.

The entire facility is made to maintain a certain temperature with refrigerator panel insulating the roof.

The TDI room cannot be protected with a sprinkler system so is isolated with a vast fire rated ceiling and the GIB Fyreline system has

been used with the precast panels also providing protection.

An adjacent pump house with seven enormous tanks to capture the rainwater from the foam plant roof and two diesel generators to pump millions of litres of water if need be fur-

ther increases the fire safety of the building.

Once roof and floors of the foam plant were completed the installation of the manufacturing plant took place.

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Providing a full flooring system - Solid Floors



The flooring within the new Sleepyhead Estate industrial manufacturing facility, completed by Solid Floors, introduces new technology to New Zealand that is “the future of flooring for the industrial sector”, says Solid Floors owner Grant Foster. Called Husqvarna Hipertrowel, the solution fitted the project criteria, providing a cost effective, long life floor that is easily maintained and provides an aesthetic finish.

The process mixes the established densified polish concrete technology of Husqvarna Hiperfloor and the speed of wet polishing with ride-on concrete trowels systems.

The concrete is treated with Hiperhard

densifiers, which soak into the concrete substrate, penetrating deep into the concrete structure to seal and harden the concrete from within for life. This is then processed with high-speed diamond polishing machinery to refine the surface finish through the defined polishing system to produce anything from a low sheen to high gloss surface finish. The result is a super sealed and harden concrete surface that will handle the wear and tear of an industrial facility to the high aesthetic of a supermarket floor.

Grant says that through Solid Floors technology the Hipertrowel system can be upgraded to suit various environments include food safe systems for light manufacture, packing

and storage areas.

“Solid Floors work with clients at the design stage of their projects to provide a full flooring system that suits their intended use and environment,” says Grant. “Whether it be Husqvarna Hipertrowel, resin floor coatings, polished concrete or sealed concrete, or a combination of all to create the total solution, Solid Floors has the right industrial flooring for every need.”

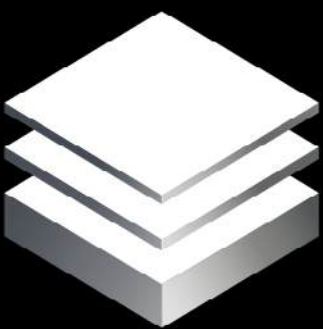
Solid Floors has had a long association with Sleepyhead, completing the flooring solution for the original Sleepyhead factory in Otahuhu 15 years ago.

“They were painting their floors every year and we installed a new solution and haven’t been back since.

We specialise in long-lasting solutions that stand the test of time,” says Grant.

Solid Floors is a New Zealand owned and operated business that has become leaders in industrial flooring and coatings. Originally established in 1999, it offers specialised, bespoke flooring solutions to the industrial and commercial sectors across New Zealand and the Pacific Rim, consistently delivering the highest standard of flooring and service throughout the industry. Grant says a family-oriented team, which has been working together for the past 10-15 years, has created a strong positive culture, which reflects how Solid Floors works with clients, suppliers and partners to produce the best possible results.

Solid Floors is proud to partner with world-leading suppliers in the resin flooring industry to deliver a comprehensive solution, which includes everything from tough, long-life industrial floors, seamless hygienic resin flooring systems and custom decorative finishes. Other recent projects include Altus Aluminium in Hamilton and The Natural Pet Treat Company in Auckland. The latter project has seen Solid Floors delivering a food safe antimicrobial concrete floor that is a first for New Zealand if not the world, says Grant. It’s just another example of the company’s on-going innovation and reputation for delivering flooring solutions to suit every client’s unique requirements.



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Specialised systems, equipment

▶ from page 28

“On this project timelines are tight and Lobell Construction had to finish certain things by certain times. This was also because there were a large number of experts coming in from all over the world that were in New Zealand for a limited time to do their part of the job because of the highly specialised equipment and systems. So construction milestones had to be reached.”

Louis says utilising the latest building technologies has been a key aspect of achieving tight deadlines such as the SpeedForm shuttering/formwork system that replaces timber formwork. The system is supported by proprietary spacers attached to the reinforcement cage, which transfer the backfill pressure onto it. When complete, the backfill material supports the SpeedForm system during the concrete pour.

Louis says this has meant less people power required for this aspect of the job and faster completion.

Louis says Lobell Construction hopes to be involved in the large housing and commercial amenity aspects of the project as the estate progresses.

“This project really demonstrates our flexibility, dedication and commitment. Our high-level industrial commercial capabilities have really come to the fore in terms of being



The Sleepyhead manufacturing plant is the largest and most complex project that head contractor Lobell Construction has ever worked on.

able to manage such a large complex job.
“The project has a great wider team and we’ve thoroughly enjoyed working with clients with such a huge vision. It’s a real privilege

for Lobell Construction to be involved in the design and build of a large plant like this and a project that will provide the livelihood for so many people over so many years.

“Even right now this project is providing a lot of jobs for people and helping companies like ours to thrive and we’re very grateful to be part of the team.”





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Dedicated to quality

► Karen Phelps

Lobell Construction Ltd is a family owned and operated business started as Lue Shaw Builders in 1983 by Lue and Sharon Shaw. The name changed over a decade ago to Lobell Construction Ltd, when the company founders' children Louis (now director and construction planner) and Ellyse, (director and senior quantity surveyor) became involved in the business.

During her time with the company, Ellyse has built strong relationships with numerous local sub-trades and is involved in the majority of Lobell tenders. Louis has been with Lobell Construction since 2004 and has been a director since 2017.

He is known for his 'zero defects' mindset, enjoys a challenge and is always prepared to go the extra mile.

Lobell Construction undertakes a wide range of residential and commercial projects of all sizes throughout Hamilton and the greater Waikato, offering specialised uilding experience.

The company offers a professional team of over 20 staff with quantity surveyors, a contracts manager, construction planner and field support from project and construction managers.

Louis says that the company takes pride in using local contractors and offers a fully mobile workforce of site managers along with skilled carpenters and apprentices.

"It's a culture based around people dedicat-



Lobell Construction offers a professional team of over 20 staff with quantity surveyors, a contracts manager, construction planner and field support from project and construction managers.

ed to producing a top-quality result for the client. There is a very high level of commitment from everyone on the team," says Louis.

Lobell Construction is a member of Registered Master Builders, Construct Safe and the New Zealand Green Building Council. Louis says using technology such as SiteConnect safety software and Procore to help manage documents and programmes has helped Lobell Construction to deliver on the large Sleepyhead Estate project.

Lobell Construction is also working on new WEL network's two storied building and warehouse complex in McKee Street, Pukete, Hamilton and a three warehouse and office block project near Hamilton Airport.

"With our specialist methodology, top of the line systems and experience we are able to tackle a wide variety of projects. At Lobell Construction we remain fully dedicated to achieving the highest standards together with the client's requirements in the completion of their construction and building projects."





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Te Whare Ohaaki a long journey

► Kelly Deeks

Good things take time and for Putauaki Trust in Te Teko, its new architecturally designed office hub, Te Whare Ohaaki, was finally opened in March 2024 after being proposed back in 2019.

Located in the middle of Putauaki Trust’s industrial zone and adjacent to the Putauaki Trust dairy farm in Kawerau, Te Whare Ohaaki provides a magnificent setting for all of the Trust’s strategic decisions.

Developed as a place to meet and work, Te Whare Ohaaki is named after long-standing trustee Charles Ohaaki Elliot in recognition of his long service and continued contributions to the Te Teko community.

The building features tall glazing units and skylights, maximising views of Mt Putauaki as well as capturing sunlight for psychological and energy-saving benefits.

Putauaki Trust CEO John O’Brien says the Trust has come a long way since the days of trustee meetings being held in an old shear-er’s quarters.

“Our brief to our architects DD2 Architec- ture was the building had to focus on our maunga, should be environmentally friendly, and ideally incorporate natural and sustaina- ble materials and solar energy, and use local labour and contractors,” he says. “The focus is on Putauaki as it is the maunga of all of our shareholders and descendants, and we do have tupuna buried on the maunga.”

As well as being available to the trust’s shareholders, trustees, and staff, the board- room will also be available for the community to hire for hui. John says as community groups sit back and look at the maunga, they may start to set some lofty goals and objectives.

The planning process was long and plagued



Te Whare Ohaaki, was finally opened in March 2024 after being proposed back in 2019.

by Covid price escalations and supply chain issues, however the project’s construction contractor GF Builders took a mere nine months to build it.

At a well-attended opening ceremony on March 28, John paid tribute to past trustees who had set the foundations for where Putauaki Trust is today, and to the board

from 14 years ago who made the courageous decision to rezone about 110ha of Putauaki Trust’s rural whenua to industrial. 240ha of property in this same location continues to be



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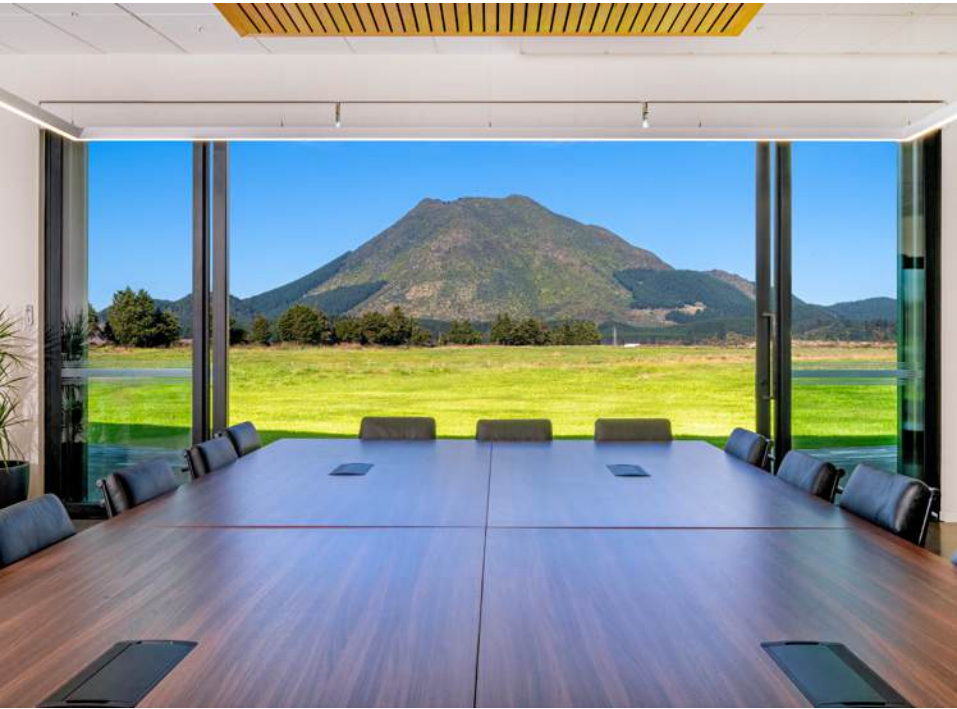




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The boardroom will also be available for the community to hire.

zoned rural, and is where Putauaki Trust runs its profitable and sustainable 750 cow dairy farm.

The new industrial zone addressed a forecast shortage of industrial land in the Eastern Bay of Plenty by ensuring land was appropriately zoned, serviced, and accessible for easy development. Putauaki Trust looked to attract entities with long term sustainable businesses, providing employment for not only the local community but also for Putauaki descendants.

Putauaki Trust and Foresta have now signed an agreement to lease with Foresta intending to build New Zealand's first industrial scale plant to produce biomass fuels as a replacement for coal. The initial stage of the project

“The focus is on Putauaki as it is the maunga of all of our shareholders and descendants ...”

will take place on a 9.6ha lot at Putauaki Trust's industrial zone and although several conditions need to be satisfied before building can begin, both parties are hoping for a start date before the end of this year. Foresta plans to invest about \$300 million into building its plant, which at full production will employ more than 100 workers.

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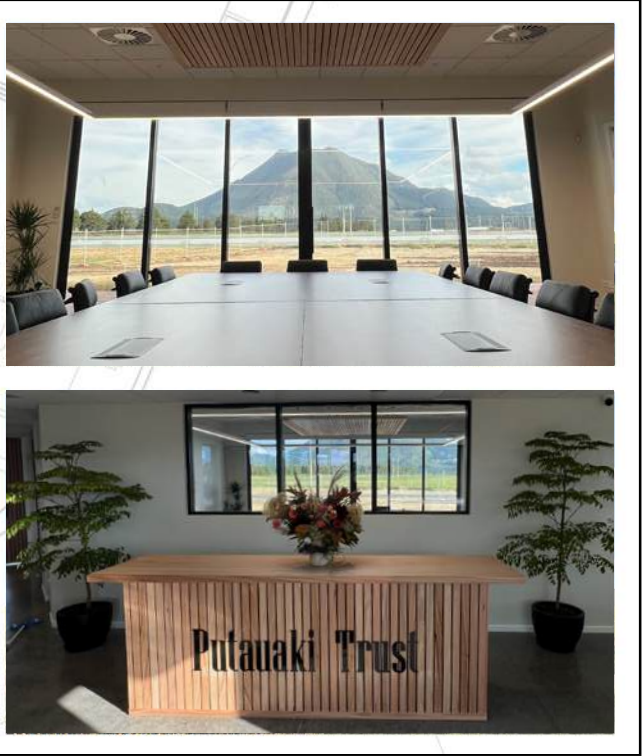
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Quality community housing critical

▶ Kim Newth

By working to provide long term, good quality social housing, the Emerge Aotearoa Housing Trust is helping to address a critical need in New Zealand’s local housing market.

An exciting achievement for the trust this year is gaining selection as a Community & Affordable Housing finalist in the Property Council New Zealand Awards 2024 for one of their housing projects in Ōtāhuhu.

Called Te Ara, the project involved the demolition of old flats in Luke Street to make way for three stunning new buildings with 18 purpose-built one-bedroom social housing units. Signature Construction was Emerge Aotearoa’s building partner. The project was designed by TOA Architects, drafted by Wingates Architects, structurally engineered by Markplan Structural & Civil Engineers, with independent project management by Paul Miller, of PJM Projects.

“Our focus is on growing our portfolio of long term social housing so people have a secure and safe place to live,” says Hope Simonsen, Emerge Aotearoa’s General Manager. “We have just over 400 properties in the social housing space across the country: we own 180 of those, lease others and work closely with private landlords as well.

“The Luke Street development is one that we own. The five flats that were on that site were very old. We have replaced them with 18 modern new units and I think we landed on a really good footprint for them – 50sqm with balcony for the units above, and with an outdoor private area for the units below.”

The internal layout provides open plan kitchen and dining, with a generously sized bedroom. Hope says the units are well-designed for natural light as well as being well-insulated. All the units are beautifully presented, with robust materials used. Some of the units also cater for people with mobility issues, with features such as wet area shower rooms, wide doorways and level entry access.

There are currently around 25,000 households on New Zealand’s social housing register and Hope says around 80 per cent of the need is for one and two bedroom units.

“We’re doing what we can to meet some of this huge demand for social housing. Good quality, long term social housing is just so important for people’s mental health, physical health and well-being.”

Many of the residents now putting down roots at Te Ara came from transitional housing



Te Ara replaces five old flats with 18 modern units and was selected as a Community & Affordable Housing finalist in the Property Council New Zealand Awards 2024.

situations or were known to the trust because of their pressing housing needs. “Most were already living in the area and wanted to carry on living here, so as not be disconnected from their whānau in Ōtāhuhu.”

Emerge Aotearoa Housing Trust has worked in collaboration with Signature Construction on two previous social housing projects before this one, and is now embarking on another similar development with them in Henderson, (where a small number of existing older units are to be replaced by nine new townhouses, mostly two-bedroom homes).

“We know they will reliably deliver within budget and on time and they are a great, easy bunch of people to work with. They’re very aware of who we’re providing homes for and this aligns nicely with their own set of values.”

Gareth Ready, CEO of Signature Construction, is thrilled that Te Ara is a finalist in the Property Council New Zealand Awards 2024.

“We’re absolutely stoked – we haven’t put our hands up before to be in these awards, so it’s really exciting for the whole Signature team. Alongside our work for Emerge Aotearoa Housing Trust, we do a lot with Kāinga

Ora and have a great team which is constantly growing; all we do is social housing (affordable) and we aspire to do it very well.

“We appreciate the great relationship we

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Signature Construction donated a striking 4m Waka-inspired prow, fabricated out of Corten steel, which was installed at the entrance to the development.

have with Hope and the Emerge team and are so proud they have chosen us to deliver another development to house Aotearoa’s most vulnerable.”

Apart from having to deal with some tight infrastructure issues, Gareth says the work on site at Luke Street went really well and, along the way, the project had received good recognition from Government Ministers. Gareth says the units were built for longevity, with robust quality materials.

Signature Construction donated a striking 4m Waka-inspired prow, fabricated out of Corten steel, which was installed at the entrance to the development with bench seating alongside. “It felt like an awesome thing to do and it now provides a lovely place for community interaction.”

The waka prow bears the name ‘Te Ara’, a name generously gifted by Tainui, referencing the historic coastal routes travelled by Mana Whenua.



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Affordable houses in Katikati

► Kim Newth

A recent site blessing on Heron Crescent in Katikati marks an exciting milestone for a major redevelopment project designed to boost affordable elder housing in Katikati.

Led by the Western Bay of Plenty District Council, this exciting 26-unit project involves the construction of 15 additional new council-owned elder housing units as well as the replacement of the 11 original 40-year-old units.

Providing housing at an affordable rate for those over 65 years and with limited means has long been a core commitment for the Western Bay of Plenty District Council, which also has more than 50 units in Katikati, Waihi Beach and Te Puke.

This latest project is fully funded through the Better Off Fund (\$4.6 million) and the Ministry of Housing and Urban Development's Affordable Housing Fund (\$5.8 million). It is the council's second elder housing development in Katikati recently, with tenants having moved into seven new units built at Beach Road last year.

According to figures released by the council, almost a third of Katikati's growing population is aged over 70 years and most are on an annual income of less than \$50,000.

"Affordable housing for older people is a key area of concern in our District – need is increasing and supply is limited," explains Council Chief Executive John Holyoake. "At the moment there is limited affordable rental housing available in Katikati for older people.

"Providing affordable housing, especially for older people, often means they can stay in their community, and continue to contribute to the strong social networks that make Katikati so special."

Having listened to their community's needs, the council has been proactive on securing funding to get more housing in Katikati and look after their elderly.

The May 2024 site blessing on Heron Crescent, led by Sam Tangiia of Ngai Tamahariua, marks a new era in elder housing for the town.

These 26 new units are expected to be completed and available by August 2025. Heron



The May 2024 site blessing on Heron Crescent marks a new era in elder housing for the town. The 26-unit project involves the construction of 15 additional new council-owned elder housing units as well as the replacement of the 11 original 40-year-old units.

Crescent is ideally situated, being close to town shops and services as well as a beautiful natural amenity, Diggelman Park.

Construction work is getting underway this winter on the three new two-storey blocks that will have a mix of one-bedroom and two-bedroom units.

The new units will provide purpose-built, modern, accessible and affordable accommodation for Katikati's elderly community.

"Every new home we build enables an older person or couple to remain an active part of the community," says Council Team Property Leader, Nigel Sadler.

"We're very excited to be addressing, where we can, some of the housing issues our rohe and people are facing."

Mount Maunganui-based company iLine Construction is leading the redevelopment work on site.

A lot of site preparation has already been done to get the site 'build ready'. Retaining walls and new fencing are in place, as is a new stormwater mains pipe and a new public path between Heron Crescent and Diggelman Park.



In the Western Bay and surrounding area, iLine has a strong track record of success on other local projects such as the Te Puna Commercial Zone and the Te Paeroa Road apartments in Bethlehem. Project architects for the

new Heron Crescent units are Designgroup Stapleton Elliott, a leading architectural practice whose work is known for its conceptual clarity and harmony with the environment.



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Flexible workspaces

► Virginia Wright

Conrad Properties is a New Zealand owned private company which has been doing its core business of developing unit titles in the property market for the last 25 years.

They are well known in Auckland for developing a wide range of apartments, townhouses, retail and commercial units in the CBD and inner suburbs.

It was when the first wave of lockdowns hit in New Zealand and around the world that they turned their attention to the sort of industrial workshop developments that they could see working well in Australia where units were individually owned.

“Small scale industrial units that didn’t need to be owned by corporate businesses, they could equally be bought by individuals, sole traders, and small businesses.

“They offer flexibility for somebody to operate from, or maybe have a small team working from, but also somewhere to store goods or vehicles or whatever it might be whether it’s for distribution or elements for manufacturing or just private effects,” explains Conrad Properties Sales Director Thomas McAlister.

Given New Zealand’s high degree of self-employment the concept looked like a good fit, and its popularity was soon proven with two successful industrial/commercial workshop developments in Mt. Wellington.

“We brought them to the market in 2020 and they sold fantastically well going to local owner/occupiers, local businesses, a few investors, as well as people using them for

“There’ll be a few makers and creators manufacturing anything you can think of that has the Matakana brand on it such as high-end goods like furniture, honey and wine.”

personal effects. We’ve got several where they store the likes of an E-type Jag, Porsche or classic motorbikes along with a small workshop and a pool table upstairs with a beer fridge,” explains Thomas.

More recently they bought the last block of land zoned as Light Industrial in Matakana Village on which they’re building something similar, albeit more highly specced and therefore at a higher price point.

While Matakana’s a relatively small village it attracts a disproportionate amount of interest due to the fact that it’s little more than an hour’s drive from Auckland now that a new stretch of motorway makes the drive a lot easier than it used to be.

Even though the Matakana Workshop development is on land zoned light industrial indications so far are that it’s trending commercial explains Thomas.

“There’ll be a few makers and creators manufacturing anything you can think of that has the Matakana brand on it such as high-end goods like furniture, honey and wine.



The workshops Matakana are designed for a range of industrial/commercial uses, such as warehouses, trade showrooms, storage and manufacturing.

“People love Matakana and there’s a lot of wealth out there so people want a commercial outlet to capitalize on all those people who do a day-trip from Auckland to the Matakana Markets. 57 new front doors in the village that allow businesses of all sorts will give a lot more people the freedom to operate from there.”

As a by-product of bordering a residential zone and backing on to the Matakana River Conrad Properties had a lot of hoops to jump through to ensure that their design would complement the surroundings.

With consents taking longer than usual

to come through Thomas is grateful that the builders, GN Construction, are currently ahead of schedule which he notes is a rare thing.

Working closely with Riley Consultants and Formis Architects they’re building units which get their character from tall pitched rooves and plenty of glass.

Many have courtyards backing onto the reserve and once the landscaping is done with planting and public seating areas, and the café is underway, Matakana Workshops will have a bespoke charm and character very different to a more conventional industrial estate.

An Expanding Presence

Riley Consultants Ltd is a New Zealand owned multi-disciplinary engineering consultancy, with offices in Auckland and Christchurch. They have been growing their specialist capabilities in civil, water resources, geotechnical and environmental engineering for 40 years. They have local, national, and international clients all across New Zealand and the Pacific Region with projects both residential and commercial, covering greenfield and brownfield sites, from large-scale earth dams to intensive land development projects.

While land development projects typically involve their civil, geotechnical and contamination teams, it was primarily their civil engineering expertise that was called on for the Matakana Workshop project with land development specialist Luke Gordon running the team. Luke has 20 years’ experience, he’s a Principal Civil Engineer, serves as a Board Director, and is well used to assuming the responsibilities that come with developing the infrastructure needed to support large scale developments. “Earthworks, stormwater, water supply and wastewater or three waters as we call them. Basically, the above and below ground infrastructure outside the building footprint needed to service the site including how the site is relevelled to suit the intended use,” says Luke.

Being right next to the Matakana River meant site-specific flood modelling carried out by Riley’s water resources team came into play when designing the units to be resilient to whatever nature might throw at them. “The modelling proved useful for accurately quantifying

the flood level and extent, thus allowing the site to be developed to its maximum potential and in a cost-effective way,” says Luke.

The Matakana Workshops present their own challenges unique to the area. No reticulated (town) water supply means their water comes off the roof. A new government agency “Tau Mata Arowai” came into being after contaminated water in Havelock caused illness and death and brings with it a regulatory framework specific to water for commercial use not being sourced from a town supply. “It’s about collecting and filtering the roofwater and storing it in a safe manner, before pumping it through a specifically designed treatment system, making sure we have storage and enough supply for all the units. There was extensive consultation around filtration, the UV Systems, the pumping system and how much storage would be needed to allow for fluctuations in rainfall, times of high demand and so on. We’ve got 77,000 litres of underground storage tank capacity,” explains Luke.

A further 90,000 litres of fire-fighting water storage capacity is stored underground, while complying with the council’s stream erosion protection measures means a stormwater underground attenuation tank capacity of 240,00 litres, designed to ensure excess water enters the stream at a trickle for most storm events.

With the development due to be completed early 2025, it won’t be long before all of Riley’s expertise swings into working order as owners, clients and customers make full use of what the Matakana Workshops have to offer.



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New facility result of sustained growth

► Richard Loader

A splendid location, is how Atkore Unistrut's General Manager, David Hardy, describes Northgate Business Park, the home of the company's recently completed 6362sqm warehouse and manufacturing facility, just 10 minutes north of Hamilton.

"We're right in the golden triangle, exactly 110km from both the Ports of Auckland and the Port of Tauranga, and the inland port is our neighbour over the North Island Main Trunk Railway Bridge," says David. "The location is absolutely perfect for distribution throughout the North Island and into the South Island."

Established in the United States in 1924 as a seamless channel framing system, Atkore Unistrut is the leading supplier of metal framing systems, cable supports, and pipe support systems in New Zealand.

The company first established its presence in New Zealand in 1985, with warehouses in Auckland, Wellington and Christchurch, supplied by its Hamilton manufacturing facility.

"This new facility is the result of decades of sustained, steady growth and we needed a new facility that not only reflected that growth but also provided scope for future growth."

Working closely with the building's owner/ developer, Bellavista Property Consultants, and Christchurch practice Architectural Studio Ltd, Atkore Unistrut has leased a purpose built facility that embraces its warehousing/distribution and manufacturing requirements.

Two thirds of the building encompasses warehouse, while a third has been set aside as its New Zealand manufacturing facility. A further 362sqm has been utilised for offices and amenities.

"Maximising the warehousing space was an important design consideration for us,"



Hamilton Mayor Paula Southgate and the Atkore team at the ribbon cutting officially opening the warehouse complex.

explains David. "In construction, stockholdings deliver the biggest competitive edge. We also required ample welding space to provide bespoke solutions for our clients. For example, the client might have a complex commercial building, such as a data centre, hospital, or university, and all the services run through

the main corridors. Our product co-ordinates all those services together within a common support frame that can be seismically braced as required. That's all manufactured in our facility."

A Dimond Warm Roof was included in the building's design, enabling rainwater to be

collected, treated and reused in the building's toilet facilities and outside taps.

An 1100sqm canopy on the side of the building has been designed to take solar panels in the future.

"We need to assess our power usage over



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Atkore team members outside the new 6362sqm facility at the Northgate Business Park near Hamilton.

the next twelve months to determine our solar requirements. The factory warehouse building is also insulated, providing a comfortable environment factory for staff and in addition, we get a very cleanable interior factory soffit.”

Christchurch construction company Hanham & Philp Contractors were engaged as lead contractor following competitive tender, with construction commencing in March last year.

“We shifted into the building in February this year, so it was amazing for the building to have been completed in that time frame. The building was actually completed one week ahead of schedule.”

David says the success of Atkore Unistrut is a reflection of the sheer simplicity and effectiveness of the modular framing product, which is an alternative solution to welded construction.

“It’s essentially joining steel together using a channel nut and bolt system. If you go into a supermarket and look up, you will see exposed cable trays crisscrossing the entire ceiling space. Those metal framing systems,

cable supports and pipe support systems for building services (plumbing, HVAC, electrical) are what Atkore Unistrut manufactures.”

While typically visible in a supermarket, the services are normally concealed within a wall or ceiling cavity in most other commercial or industrial buildings. David says there is a little bit of Unistrut in every commercial and industrial building in New Zealand from shopping malls and supermarkets, through to hospitals, universities, airports and tunnels.

“We can manufacture bespoke pre-fab and modular systems, or we can supply basic components. While we mainly supply components to the contractors who then do the installation, we also have our own construction team and can provide full turnkey solutions anywhere in New Zealand.”

David acknowledges the 70 permanent full time Unistrut staff throughout New Zealand who play a key role in Unistruts success in New Zealand.

“Experience underpins our team with a quarter of them having worked for Unistrut between ten and thirty years, and they bring a wealth of experience to the business.”

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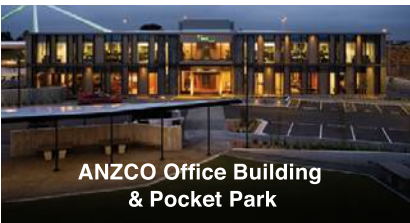
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The new 1300sqm office and workshop facility with car parking and yard.

Custom built facility caters for future growth

When Electrical Inspection Services (EIS) needed new premises to accommodate growth, the solution was to construct a custom built facility.

The project in Kiriwehi Street, Tauriko, Tauranga, is being constructed by Hawes Building Solutions and EIS director Chris Higgins says the project is progressing well and on track for EIS to move in early next year.

"CM Consulting and Hawes Building Solutions have managed the whole process exceptionally well and been great to deal with," he says.

It's a big step up from the current 500sqm metre premises nearby the company is presently operating from to the new 1300sqm office and workshop facility with car parking and yard.

"It will help to further increase efficiencies, be a great place for staff to work, and really set us up for future growth," says Chris.

The project will also include three commercial units, of between 240-380sqm with dedicated car parking, which are for sale. With a lack of new commercial space this size in the region Chris says this presents a great opportunity for businesses.

"It's a great location and will have good access to the State Highway when the new roundabout at Redwood Lane goes in. Property Brokers are the exclusive agents and interested parties can feel free to make contact."

Chris started Electrical Inspection Services Ltd in 2008 and the business has steadily grown. While electrical inspections, revenue metering, and connecting homes to the electricity network were a core focus for EIS in its early years, business growth has seen EIS expand into the major works market on the Powerco network.

"We started out completing electrical inspections and metering, moving on to installing the standard low voltage green power boxes you see outside houses which built our reputation as a safe, trusted, and reliable operator."

"We worked with Powerco to move into major works in 2016 and have developed competent staff and robust systems and processes to provide a competitive option for the major works we are involved with today.

"As a Powerco Authorised Contractor, EIS now regularly work on the high voltage (11,000 volt) network installing transformers, switches, and other electrical components," says Chris.

EIS employs a small team of around 20 staff with electrical inspectors working on the Powerco network from the Bay of Plenty to the Coromandel and out to Morrinsville/Ngatea districts. Alongside the fully qualified electrical inspection staff, EIS has dedicated and competent electrical fitters, cable jointers, and line mechanics, as well as supporting progression in the electrical industry by training apprentices on the team.

"We cater to diverse customer requirements including the installation of power metering,

pre-purchase inspections, caravan WOF, cable locations, or builders temporary power supplies. We also install reticulation for subdivisions and commercial properties.”

As EIS continues to work with electricians, developers, surveyors, and private customers, it takes an individual approach to each job. "On every project we look at risks and opportunities, creating a plan to meet all requirements and working closely with customers to ensure the best outcome for the best possible price."

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Collaboration key to successful build

► Karen Phelps

The new Auckland Rail Operations Centre demonstrates the value of a collaborative landlord-tenant partnership, says Oyster Property Group head of development Mark Hitchcock.

The integrated design and build project was delivered by KiwiRail and a joint-venture between Oyster Property Group and KKR in an 18-month build sprint to meet City Rail Link (CRL) testing timelines. The result is a purpose-built space, which will support the smooth running of Auckland's rail network for KiwiRail and its partners, Auckland Transport and Auckland One Rail.

Mark says designing and building to meet KiwiRail's bespoke user requirements included future flexibility, safety, sustainability and resilience considerations. The people-centric facility showcases industry leading credentials from base-build to fit out and targets a 5 Green Star 'Design and As-Built' certification and a NABERS 5 Star base build rating.

"This asset has been planned to serve occupants well into the future," says Mark.

Located at Central Park, Greenlane, Auckland, the building is set over three levels offering 3,393sqm of net lettable area. The project came in on time, and under-budget via a fast-tracked integrated design and build programme.

Mark says that key to this was KiwiRail's early commitment to a 25-year lease term via a development agreement with Oyster, which meant teams collaborated from day one to maximise efficiencies. 3D BIM modelling improved build accuracy, design coordination and reduced contractor variation risk. A staged approach to integrated design, procurement, consenting and construction resulted in further efficiencies.

The project also utilised an existing adjacent multi-level car park structure, avoiding requirement for excavating basement parking provision, which would have added significant cost, time and risk.

Partner Macrennie Commercial Construction was engaged early to provide buildability advice and manage procurement lead-times and a combination of developed and detailed design packages provided a balanced approach to cost certainty versus early procurement, says Mark.

Careful sequencing was required, for example with the installation of 31km of data cabling. Mark says that basalt rock, Auckland weather, diversion of existing services and



The new Auckland Rail Operations Centre in Greenlane.

"This asset has been planned to serve occupants well into the future."

supply chain issues provided challenges to overcome, as did the need to plan site access after-hours and on weekends to avoid traffic and pedestrians within a live business park environment that was simultaneously developing new residential and hotel accommodation at the location.

Mark says a Life Cycle Assessment was an important part of the sustainability focus undertaken to gather quantifiable metrics concerning energy use and greenhouse gas

reduction, which led to a step change in design. Initiatives adopted to reduce embodied carbon included selection of specialist materials to reduce air pollutants and environmental management during the construction process including demolition, materials and waste minimisation. Innovative use of piling rig for mass concrete shafts and adapting under-pad footings to variable basalt depths minimised need for temporary works and wholesale excavation.

Outside air ventilation rates are above minimum building code requirements (controlled via carbon dioxide monitoring) to improve the indoor environment of the building.

Other sustainable features include installation of metering and monitoring systems (including a building management system) for

managing energy consumption and ensuring indoor environment quality (air quality, acoustic comfort, lighting, thermal) has been designed to drive operational performance and reduce greenhouse gas emissions. The building envelope has been designed for thermal load minimisation and balanced natural sunlight.

"Oyster and KiwiRail's trusted partnership has resulted in a resilient and fit-for-purpose building that meets the needs of those who work there" says Mark. "

As a commercial office asset that will provide critical support to Auckland's growing rail network the Auckland Rail Operations Centre provides an outstanding facility to safeguard future operations and meet the needs of its people well into the future."

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Future proofing major growth plans

► Richard Loader

Nearing completion in the new industrial development of Northgate in Horotiu, Riverlea Group's new purpose-built manufacturing/office facility is designed to consolidate the company's Hamilton based operations and future proof its aggressive growth plans.

A manufacturing wholesaler, distributing to retailers like Placemakers, Mite10, ITM, and Bunnings, Riverlea Group's diverse range of products include the Duratuf brand of garden sheds, which have a focus on the quality sector of the market.

"Most of the space will be utilised for manufacturing, and there's a 6.3 tonne gantry crane running down one side of the building with a 29-metre span...."

"We're about to launch into a range of garages with the Stormà brand name," says Director Laurie Dunn, whose father Basil founded the business in 1992.

"In 2009 we took over the Greens brand of wheelbarrows, and in 2018 we bought out our largest competitor, New Zealand Wheelbarrows. Armorsteel is our roofing division, and those products are mainly sold into the rural

farm shed industry. We also have a lifestyle category that encompasses BBQ orientated products, including firepits, charcoal, and outdoor fires."

In the heart of the Golden Triangle, the facility's location provides excellent access to SH1 and 1C, servicing supply chains in the northern routes and throughout the greater Waikato region.

A design and build project led by Bay of Plenty based Iline Construction, the new facility will be ready for occupancy in July, and replaces Riverlea's current facility built in 2015.

"We never thought we would outgrow that building, but we did within six years. Combined with canopies, our new building provides 8856sqm of space, with a 13metre stud, suitable for racking and storage.

"Most of the space will be utilised for manufacturing, and there's a 6.3tonne gantry crane running down one side of the building with a 29-metre span, that will replace the use of forklifts constantly shifting heavy coils of steel.

► to page 44



Suppliers of precast panels for Riverlea's new Head Office project.

Wilco is proud to supply Riverlea Group with precast concrete components and has recently opened a branch in Horotiu, Hamilton, to continue our service of the Waikato and Bay of Plenty regions. Building upon a 60-year history at the company's Papakura plant, our ongoing quality assurance system and commitment to quality principles and procedures provides for total customer satisfaction: high quality precast components and a smoother, faster construction process.

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Major growth plans

▶ from page 42

“We’re also able to drive a long run steel truck through the factory for loading which is a major logistics advantage. The new building has enabled us to make a significant investment in new steel processing machinery, that could not be accommodated in our current building, and will be key to meeting our future manufacturing goals.”

The building’s design includes 960sqm of office space at the front, spread over two levels, with most offices upstairs. The boardroom, meeting rooms, IT, cafeteria and ablutions are located on the lower level.

The 28,000sqm site includes two entrances and one exit point, giving trucks the ability to drive right around the building without having to turn around in the backyard, improving flow and safety. There is also ample room for staff carparking.

“The building looks very smart, and we especially imported some of the steel to get a matt black finish, rather than gloss.

“We supplied all the steel roofing and cladding ourselves, and under the roof we’ve used our own product called Driptex.

“It’s a felt fabric roll-formed on the back of the cladding like a membrane that absorbs moisture and replaces the need for roofing underlay.”

While design and build quotes were received from a number of contractors, Laurie says Iline Construction’s response was very competitive at a time when construction prices were escalating.



Riverlea Group continues to be a family owned and operated business.

“Iline came with a very good reputation with very smart project management, and we reviewed a number of their projects in the Bay of Plenty.

“They wanted a flagship job in the Waikato because they are setting up a base here, and this project provided a perfect opportunity.

“We provided a very detailed brief of what we wanted, and so while it was a design and build contract, there was a high level of collaboration throughout the design phase.”

Evolving from humble beginnings as a home-based business, Riverlea Group continues to be a family owned and operated business.

“Dad founded the business with the vision of caring for his family, and providing employment for his boys,” says Laurie.

“My brother Kerry and I both work in the business and our 75-year-old father still likes

to come into the office every day.

“When I started in the business in the late ‘90s we had four staff, and currently we have about 65 staff.

“Dad’s whole life has been about helping people, and caring for others is one of our values.

“We look after our staff, we’re nothing without the people who work for us, and we have a great team.”





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Building a legacy forged in steel

► Virginia Wright

Guozhen Yin, the owner of Ateck Steel Construction Ltd., has been a stalwart in the steel industry for over 30 years.

He established the company in 2013 when the construction industry was booming, taking the steel sector along with it. Inspired by his friend and colleague, Bob Haddon, who co-founded D&H Steel Construction in 1972, Guozhen took the leap.

“He advised me to start my own company. I had been working in the New Zealand industry for six years by then, and 15-20 years in different countries and companies before that,” explains Guozhen.

Starting in his own 1,000 sq. meter backyard garage in South Auckland for smaller jobs, Guozhen expanded quickly. He took over half of a 600 sq. meter workshop in East Tamaki. “It was small but had everything I needed,” he recalls.

One of Ateck’s first major jobs was subcontracting for McConnell Dowell on the Waterview Tunnel project, connecting two of Auckland’s motorways. Numerous jobs from D&H Steel and other major steel fabricators followed. “We did lots of commercial steel structure fabrication, including schools, warehouses, and factories. Sometimes they provided the materials, and sometimes we provided our own,” says Guozhen.

With success in subcontracting, Guozhen aimed to tender for projects directly, leading to a significant increase in the scale of their work. In 2016, he rented his first large 1,000 sq. meter workshop in Takanini to manage the increased workload.

“The jobs I got during that period usually involved 30 or 40 tonnes of steel, but there was a big warehouse job involving 500 tonnes of steel,” he explains.

In response to continued growth, Ateck Steel Construction Ltd. established a second warehouse in Henderson, West Auckland, in 2019. Today, they offer a one-stop service to clients, from successful tendering to project completion. This process starts with a free estimate for new and existing clients, utilizing their customized software for detailed workflow analysis. This software underpins their accurate and consistent costing of jobs, whether big or small.

“The jobs I got during that period usually involved 30 or 40 tonnes of steel.”

Ateck Steel Construction employs 30 experienced staff and has trusted subcontracting teams to call on when needed. They have long-standing relationships with expert draughtsmen who use the latest professional software to deliver reliable and accurate shop drawings.

Using New Zealand-made steel and with the capacity to supply 50 tonnes per week, they are well-resourced for medium to large-scale structural steel projects, such as the United Steel Warehouse in Levin and the 74 steel-framed industrial units in Silverdale’s Industrial Park. Owning their own transportation and cranes helps with cost control and project management.

Servicing the wider Auckland Region, Waikato, and Tauranga, Ateck Steel Construction also takes on special projects further afield. They are typically involved in the construction of commercial buildings such as warehouses, factories, office blocks, supermarkets, and apartments—anything that requires reliably constructed steel framing.

“Once our pricing on the client’s drawings has been accepted, we do the fabrication and welding of the structural elements like beams or columns in the workshop, then transport them on-site for the erection team to do their job, whether it’s in Auckland, Wellington, or anywhere else in the country,” says Guozhen.

Ateck Steel Construction has also been a key player in the structural steel work for Watercare projects. Even during recent market downturns, Ateck has managed to deliver on large-scale projects, demonstrating resilience and dedication to their craft.

In May 2024, Ateck Steel Construction Ltd. achieved the SFC. CC3 certification, further cementing their reputation for quality and reliability.

The scale of Ateck Steel Construction Ltd.’s work continues to grow, but at its heart remains Guozhen Yin’s love of welding and his in-depth understanding of what it takes to build steel constructions that stand the test of time.



Using New Zealand-made steel and with the capacity to supply 50 tonnes per week, they are well-resourced for medium to large-scale structural steel projects.



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Shift from dairy farming to building

► Richard Loader

The team at Vida Precast Ltd often go on a bus trip around the Waikato and Bay of Plenty regions to view buildings that they have been part of in the construction process, to appreciate first-hand what they have helped to achieve.

Vida Precast has been part of the wider Nauhria Group since 2017, and the Group's Mission is to help build a greater and safer New Zealand.

"For the team to see these concrete structures and for us to say this is your legacy and what you have achieved during your working lives, is something they can be really proud of," says Dan Wong, Vida Precast's General Manager/Director.

"Vida Precast's success is about the people. I have a very good team, very dedicated and they believe in what we're trying to do here. They are all pretty good folks; like me they just want to have a good place to work and enjoy coming to work. We have fun, get amongst it and get it done."

A carpenter by trade, Dan had been working on the family's dairy farm when he reached a crossroad in the farm's direction, deciding in 2014 to take a new tack and lean on his carpentry background.

"I bought an existing agricultural construction business based in Matamata that built some concrete products, with the intention of turning it into a commercial pre-cast company. A few years later we became part of Nauhria Group, which is a huge manufacturing and construction business in Auckland."

Over a ten-year period, Dan has grown Vida Precast from a team of about 12 to a team of 28 staff, and completely changed the product offering from 100% agricultural to be 100% manufacturers of commercial and residential precast products.

"We don't do any site-based work anymore," says Dan. "All our products are manufactured here in Matamata, and then transported to site where the construction company erects the panels. Because of the weight of the elements we tend to stick to projects within the Waikato and Bay of Plenty."

"We will send panels to Auckland to support the Nauhria plant when needed, and they



The bulk of Vida Precast's projects are for commercial builders.

will also support us if we need help due to workload."

The bulk of Vida Precast's projects are for commercial builders, routinely servicing the same seven or eight builders, following a tender process.

Projects might be for large single level buildings that include a large commercial space with an office on the front, while substations also form a large percentage of work and are highly complex requiring lots of ducting for cables.

"All our products are manufactured here in Matamata, and then transported to site where the construction company erects the panels. Because of the weight of the elements we tend to stick to projects within the Waikato and Bay of Plenty."

"About eight percent of our work is for residential builders, and that's for very high spec architectural homes. We typically have at least one of those on the go at any one time. A very small percentage of our work is for private people. For example, we're currently building four precast walls for a client's 5m x 2m compost bin."

Effectively supplier/subcontractors to commercial construction companies and residential builders, Vida Precast responds to tender invitations, and if successful produces a set of shop drawings based on the documentation supplied by the client.

"Those drawings are approved by the engineers and architects, we then procure and manufacturer the product, and deliver it to site. The Readymix is supplied by Bowers Brothers Concrete. Every day we're pouring panels, lifting panels, resetting panels, and transporting panels. We do four main line classes; precast concrete panels which are flat

panels of thicknesses varying from 100mm to 300mm, we do precast concrete columns, precast concrete beams, and we do precast concrete stairs."

Dan says the key reason that people use concrete panels in commercial buildings is fire protection.

"It allows developers to build to the boundary, and as a commercial developer you want to maximise every square metre you can get. In the absence of fire protection, you have to be twelve to fifteen metres plus from the boundary."

"A key benefit of pre-cast concrete panels built off site is that they are delivered finished, erected and installed and it is in place. Whereas you can opt to pre-cast on site and tilt up, but everything has to be built on site in all sorts of weather, so many builders prefer off-site precast, because they have greater control of their programmes."



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A unique service

► Kim Newth

Veterinarian Dr Liza Schneider traces her passion for the environment and animal care to her childhood in South Africa, where her father was an active conservationist involved in wildlife rehabilitation.

Today, she brings that passion to bear every day, leading the caring team at Holistic Vets' busy clinic in Tauranga.

"Growing up, I was exposed to many awesome experiences with animals from lions and hippos to eagles and we naturally had our own menagerie of pets," she says. "It paved the way to me qualifying as a vet in 2000 in South Africa."

Dr Liza founded Holistic Vets in 2003 with a determination to provide a unique, high-quality service for animal owners and guardians wanting more options than those typically available in traditional vet clinics. As well as general vet services, Holistic Vets offers complementary therapies and integrative care options such as acupuncture, nutritional medicine, herbal medicine and more.

"Rather than simply offering a conventional model, we like to look at things from a different perspective by integrating complementary therapies and working in a more practical and innovative way to speed recovery and regenerate health. Our loyal clientele are very receptive to us making use of the best of both worlds.

"Our gold standard is to create a treatment regime that is optimal for the animal, client and vet. We know that not every animal wants to be poked, prodded and handled and not every client wants umpteen tests for them either. We tailor treatment to the individual."

An essential foundation for good animal health is having the right nutrition. Dr Liza says wholesome, well-balanced foods can make a big difference to animal health and well-being. "People think what we do is magic, when often it's just about making sure the right building blocks are in place."

The 15-strong team at Holistic Vets offer a caring and personalised approach, with their efforts acknowledged by a Customer Experience Award at the 2021 Tauranga Business Awards. On a busy day, the clinic typically treats up to 30 companion pets, as well as wildlife in need of vet care.

"We are the vet service for ARRC Wildlife



Holistic Vets provides a unique, high-quality service for animal owners and guardians wanting more options.

Trust that I created as a charity in 2003, in consultation with the Department of Conservation. We have a network of carers, mainly helping to look after injured birds of all kinds, both native and non-native species."

A series of children's books have been created for the trust to share various real-life stories of rescue and rehabilitation that Dr Liza hopes will help plant a seed of eco-care in young readers.

Holistic Vets has achieved Platinum status in the Tauranga City Council's Resource Wise Business Program and has also been a Sustainable Business finalist. Caring for the environment is all in a day's work for Dr Liza and her team at Holistic Vets, where waste is minimised through re-use and recycling. The clinic even has its own worm farm.

"The health of animals, humans and the environment is all interconnected. As vets, we can help strengthen these connections through kindness and care and demonstrating our commitment to a sustainable future."



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A ten year milestone

► Karen Phelps

Really cool humans, doing really great stuff and serving our community is what Civtec prides itself on, says Renae Smart who founded the company with husband Shane in 2014.

A New Zealand owned and operated infrastructure construction company, Civtec specialises in the end-to-end delivery of telecommunications networks along with civil and utilities infrastructure. As Civtec celebrates its tenth anniversary Renae says its success has been built on a mantra of ensuring clients and customers receive the best possible service.

“We improve peoples lives through the connections we make, linking communities with the world around them and to critical services such as energy and water. We deliver improvement through connection,” she says. “Civtec’s partnerships with clients are built on mutual goals, values and trusted relationships.”

Shane, a civil engineer, and Renae, who had a background in IT and business consulting, started their company to offer them a more flexible family life as the ultrafast fibre broadband roll out was happening around New Zealand. But Civtec grew quickly and today employs a team of around 300 across branches in Waikato, Bay of Plenty, Taranaki, Taupo and Christchurch.

“We joke that Civtec became our third child,” says Renae with a laugh. “While we are good at putting things underground, it is how we approach the end to end service that really makes us special” says Renae with a smile. “We have a great team who have a lot of skill and experience over multiple utility areas and that’s what’s given us the opportunity to really grow.”

When coupled with its strong foundation of modern equipment, Civtec has become an award-winning company recognised in the Deloitte Fast 50, Westpac Waikato Business Awards and Safest Place to Work Awards.

Renae says a real highlight over the past ten years has been watching individuals in its team grow and succeed. “We’ve had a lot of people join us and go on to progress their careers with Civtec or have taken on other great roles in the industry and that’s something we’re really proud of.”

Renae says there is pride in the fact that Civtec prioritised its team and community



Civtec has become an award-winning company recognised in the Deloitte Fast 50, Westpac Waikato Business Awards and Safest Place to Work Awards.

through tough times such as the COVID-19 pandemic and the resulting economic situation that came afterwards:

“We’ve looked after our team all the way through, and our team has looked after each other as well.”

She says the national growth of Civtec is recognition of the work it does and the fresh perspective it’s brought to the industry in general. “We have changed our approach to delivery in certain ways that has really benefited our team, customers and community. For example we’ve partnered with our clients in different ways, so rather than a traditional transactional way of doing business we have moved to a more relationship-based model. It’s about doing things in a way that’s focused on outcomes and as a result is not only more efficient but more empowering for our team.”

As an example, with regards to telecommunication projects Civtec has come up with different delivery models.

“We have methods that do not need our team to access the home multiple times, we aim to reduce hassle or doing work in a different order so the person customer doesn’t

need to take time off work and be at home. We’ve turned things on their head to make sure our customer has a great experience with us.”

Renae says another real source of pride is the impact its work has on the community, such as bringing communication networks to towns or suburbs that didn’t have them before:

“Installing fibre for a customer means they can work from home, educate their kids and talk to family member overseas. So, it’s pretty empowering and game changing for individuals in a number of different ways,” she says. “Civtec is all about collaboration and innovation. At Civtec we work hard to be good at the things we do today as well as the things required for the future.”



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Slice of paradise at Marsden Landing

► **Richard Loader**

The Landing@Marsden offers what many long for but seldom find: A seaside location where you can enjoy a relaxed approach to life away from the hustle and bustle, yet the convenience of nearby amenities to satisfy the most urban lifestyle.

Add realistic land prices to the equation and it's little wonder why this slice of paradise is becoming such a popular destination.

Surrounded by the clear blue waters of the magnificent Northland east coast, The Landing@Marsden enjoys the protection of the Whangarei Harbour, plus the much sought

after outlook north towards Mount Manaia on the Whangarei Heads.

An easy 36km from Whangarei city centre, or a scenic 140km from Auckland CBD, this seaside location offers space to get away from it all, yet a variety of local amenities to cater for resident's everyday needs.

The completion of the Puhoi-Warkworth motorway makes particularly attractive for people making the decision to relocate from Auckland and still travel when the need requires, as it reduces the trip to a little over two hours.

Brandmad Director and marketing con-

sultant for The Landing@Marsden, Warren Frogley, says with all the surrounding infrastructure, the land was prime for residential development.

"It's coastal living, right next to Marsden Cove Marina and boat ramp, and Ruakaka surf beach. You have easy access to the water, and you have the shops, café and professional and trade services.

"One Tree Point primary school is right next door, while Bream Bay college is in Ruakaka. The development also includes numerous parks with playgrounds and there is an area set aside for retail on the northern section of the development."

The soon to be developed commercial area will consist of a mix of smaller shops, plus work and income properties where residents can operate a business at the front of their homes, explains Warren.

"We believe this will have significant appeal to Aucklanders escaping the rat race to enjoy the coastal lifestyle at a much more affordable price for a new home, yet still able to work remotely with new infrastructure like high speed broadband, and a quicker route to Auckland for work or social activities, now just a fraction over two hours."

► to page 52



Bayleys Bream Bay is proud to market Stage 8 of The Landing@Marsden to the market. With sections ranging from 597sqm to 819sqm (more or less), this release will excite buyers looking to build their dream home in one of Whangarei's most desirable locations.

Taking in the beauty of Mount Manaia, each property enjoys a level building platform and easy access to main roads, the beach and boat clubs and One Tree Point School. Enjoy life away from the hustle and bustle, yet with the convenience of nearby amenities to satisfy the most urban lifestyle. Whether you are looking for a beachy lifestyle, a short commute from Whangarei, or it's time to retire, put your feet up and relax, The Landing@Marsden offers options for all.

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Slice of paradise

from page 50

Developed by WFH Properties Ltd, The Landing@Marsden was launched in 2016, and includes approximately 450 lots, between 550 - 1000m, with most averaging between 600-700sqm, with most sites north-east facing to maximise sun and views.

Taking in the beauty of Mount Manaia, each property enjoys a level building platform and easy access to main roads, the beach and boat clubs.

One stage has been progressively released each year, with each stage averaging fifty lots. To date around 250 homes have been built, with construction now underway in stage 7.

“They are all stand-alone homes. There are no high density lots in this development. The homes are beautiful single level three and four bedroom, double garage homes, constructed from a mix of materials including linear, block and plaster.

“The built development has a nice, modern contemporary feel, lending itself to what is known as the Omaha look — a lovely blend of a city home and coastal bach look. It is an affordable coastal lifestyle by the sea to relax with the families, or retire with just a short commute to the city.”

Warren says that stage 8 is now selling, and the 9th and final stage will be released in 2025, and is expected to be completed in 2026.

While half the sections are being marketed to private owners, the other half are being



One stage has been progressively released each year, with each stage averaging fifty lots.

released to a select group of Approved Build Partners to maintain control of the speed of build and quality of homes in the development.

“We endeavour to have stages completed and built out in succession.

“We wanted to avoid having stages lingering with grass growing long in sections, to avoid people happily living on neighbouring sections being suddenly confronted with a construction site next to their home.”

Several parks and reserves have also been completed, with the largest split over stage 5 and 8, including an expansive grassed area for playing ball or walking dogs, plus an extensive children’s playground with the usual children’s playground equipment including swings and slides.

The primary engineers in charge of the Marsden Landing



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Prime suburban location

► Karen Phelps

McLeod Green Limited specialises in quality affordable housing solutions for Auckland and its latest project delivers just that. Called McLeod Green and located in Te Atatu South, the project offers quality two bedroom plus study terraced houses and apartments providing a great opportunity for people to secure a property in the prime suburban location, says director of McLeod Green Edison Xin.

“With a highly competitive price point, these houses will suit first home buyers, working professionals, families and downsizers wanting a brand new, high-quality, low-maintenance home in this up-and-coming West-Auckland suburb,” he says.

Located at 148 McLeod Road, just a short walk from McLeod Park, McLeod Green features 60 architecturally designed terraced homes, each with private courtyard and off-street parking, as well as three apartment buildings housing a total of 96 two-bedroom units. Many of these units feature balconies, offering residents sea views. The freehold title homes offer raked rooflines and are built from modern materials resulting in a simple, contemporary aesthetic.

The designers of McLeod Green have paired weatherboard and brick to create timeless, modern exteriors that will stand the test of time. Inside, tall windows on the upper levels allow plenty of natural light to the bedrooms while large glass sliders connect the open plan living on the ground floor to generous private courtyards.

“Te Atatu is one of the most sought-after suburbs in West Auckland given its proximity to the harbour, SH16 and the amenities of Henderson and New Lynn. It has a strong community with great schools, parks and safe streets. McLeod Park is zoned for Henderson School and Henderson High School.”

As one of the West Auckland’s largest development projects McLeod Green boasts cutting-edge design principles centred around Design for Manufacture and Assembly. The venture introduces a new era of home technology with its innovative Clever Core System.



Many of these units feature balconies, offering residents sea views.

“With a keen focus on quality and sustainability, McLeod Green not only promises cosy living spaces but also strives to minimize waste throughout its construction process. It’s a testament to modern ingenuity and a beacon for environmentally-conscious development in the ever-evolving landscape of Auckland’s real estate.”

Led by a team that has a wealth of experience in the construction and development industries, McLeod Green Limited is a project company delivering quality properties with a focus on the northwest. Projects range in size from smaller terraced house projects to large apartment buildings.

“We control every aspect of our projects to ensure we deliver a premium product on time and on budget.”

Each project is designed to be a neighbourhood with every detail has been meticulously planned and designed to make living easy.

“It’s about providing beautiful spaces for people to live a shared and connected life. At McLeod Green Limited we are passionate about providing excellent housing in the

region. Our projects represent excellent value with great locations, quality design and competitive pricing. People can get in touch to enquire about what is on offer.”



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Something different in Forrest Hill

► Hugh de Lacy

The notion of mid-priced higher-density apartment blocks having to be town-houses with inter-tenancy walls is largely dispelled by the Albany-based McCore Group's new William Hills project, with its 12 deluxe stand-alone residential homes comfortably sited on an 1825mw2 in the Auckland suburb of Forrest Hill.

Called the William Hills project, it was designed by Auckland firm KPC Architectural to a brief from the McCore Group that the two- and three-storey homes should not be common-wall townhouses – apart from two of the 12 – but be truly stand-alone with windows round four sides.

“Two of the units are town-houses sharing a wall, but with the rest we are aiming at a niche market for the smaller, affordable, free-standing home with four external walls,” McCore Group partner Mike Gibson says.

“It's something a bit special, a bit different.”

Eight of the two and three-storey detached dwellings are of four bedrooms, three of three and one of two, and when they come onto the market towards the end of this year they'll be offered at prices ranging from \$0.9m - \$0.98m for the sole two-bedroom unit, \$1.05m - \$1.15m for the three-bedroom units and from \$1.55m to \$1.9m for the four-bedrooms.

The development, which will have cost around \$6m by the time it's finished, offers plenty of parking with multiple garages and entry-ways.

Four units have in-ground car-parks allocated, seven have off-the-road single garages and one has a double direct-access garage.

“What's behind the William Hills development is our belief that there's a better way of increasing the density of housing than by building just town-houses,” Mike says.

“There's no doubt that we've got to address urban sprawl, and free-standing homes that are tightly packed but still spread in a way that guarantees privacy – you're not hearing the neighbours going about their lives just through the wall – should be part of the solution.

“We're confident we'll be tapping into a niche market for affordable multi-unit apart-



Eight of the two and three-storey detached dwellings are of four bedrooms, three of three and one of two.

“What's behind the William Hills development is our belief that there's a better way of increasing the density of housing than by building just town-houses.”

ments that are free-standing and private.”

The McCore Group has been round since 2017 when it was founded by Michael Wang, Mike Gibson and Matt Borg, largely because they were dismayed at the state of the building industry at the time, and were convinced they could build a company that could thrive

through a hands-on approach that put a premium on innovation.

Between them, the McCore Group's principals have more than 70 years of construction industry experience.

William Hills is just the latest of a succession of multi-unit developments by the group, with

the first stage of its previous project, the 42-unit Kahu Development, now complete.

Mike acknowledges that the Auckland apartment market has had a bit of a battering from successive Covid-driven storms – labour and materials shortages and suddenly-rising interest rates.

“That's driven us to offer something at William Hills that gives the more discerning buyer that extra element of privacy and uniqueness, but in the same price range as a comparably appointed town-house.

“The market may be down, but we expect no trouble selling them,” he says.

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The development, which will have cost around \$6m by the time it’s finished, offers plenty of parking with multiple garages and entry-ways.

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The starting gate of a new era

► Richard Loader

Twelve years after the last horse galloped across the finish line, Paeroa's racecourse is at the starting gate of a multi-staged transformation that will embrace a vibrant commercial hub; residential housing; community, conference and hospitality facilities; while memorialising the land's racing past.

The aspirational development is the vision of Wayne and Chloe Wright whose drive to make a real difference within the Paeroa community is about leaving an enduring legacy of their involvement in the area.

In addition to Paeroa Hills, the Wright's are also developing the Longridge Country Estate retirement village a short distance away. Wayne says he and Chloe saw huge potential to reinvigorate Paeroa, through both the racecourse development and Longridge Country Estate.

"The Hauraki District mayor recently said to me that Paeroa's population of 6000 would increase by 35% as a result of the two developments. That's a wonderful legacy in itself, and something that Chloe and I would be very proud of."

Encompassing 33 hectares, it is expected that Paeroa Hills will be developed over nine stages, some of which will be integrated, while others will follow sequentially.

The development's masterplan includes 240 residential sections, 1.3 hectares of commercial development, a motel, a community housing site for the disabled, two 18-unit apartment buildings, and 4 x 2 duplex townhouses.

A magnificent chapel designed by Chloe will be used for weddings and funerals, a further legacy of a multi-talented lady.



In addition to Paeroa Hills, the Wright's are also developing the Longridge Country Estate retirement village a short distance away.

Walking and cycle trails, a destination playground, village green, men's shed and extensive network of reserves & parks will all add to the development's strong appeal.

Wayne says the racecourse had been a strong focal point for the community, and the development would reflect both that historical standing as well as the evolving face of Paeroa.

"The main Members Stand will be retained and refurbished, and that will become a centre point for the community. The old tote building will be reconstructed in modern materials to look like a tote building, but become an indoor/outdoor restaurant. Street lamp-

posts will have horses on top, and many of the streets will be named after horses, trainers and owners."

Stage one of the project includes the construction of a roundabout in Thames Road to bring access into the development, and construction of the commercial village, which Wayne says is complementary to the commercial offering already in Paeroa's main township.

"Last week we commenced demolition of one of the two grandstands and that work will be completed in about a month. Stage one will also include the motel. Subsequent stages will include a ring

road around the inside of the track, with sections and an apartment block in the middle."

Wayne says the residential packages will cater for a broad cross section of buyers from first homes, families, empty nester's and retired people.

"There will be a lot of retired farmers from the Paeroa area who want to stay within the area, but are not ready to go into the retirement village. Paeroa Hills will certainly be able to cater for that with section sizes ranging from 350 - 600 m2, and a range of medium density options."



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Quality homes in Bridleways Estate

► Richard Loader

Langsford & Ogle's house and land packages in Bridleways Estate in Cambridge are generating strong interest due to the company's ability to deliver high quality homes coupled with the subdivision's convenient location, says Cam Ogle who owns the company with business partner Mitch Langsford.

"We are proud to be working with the developers at Bridleways to provide house and land packages in this stunning new subdivision," says Cam. "We have multiple opportunities available and look forward to bringing these plans and lifestyle to life."

Located on Cambridge Road, just a few minutes from Cambridge town, Bridleways Estate has community front of mind with plans to build a primary school, retirement village, local parks, walking tracks and appealing safe streets. "It's a place that truly supports the town of Cambridge, with housing designed purposefully and landscapes managed through stringent guidelines at the local level. This ensures high-quality outcomes, creating a community with great appeal and an unparalleled standard of living."

Cam says 'destination playgrounds' are a step above the average local neighbourhood playground providing a far greater range and quality of play equipment, alongside a variety of other amenities and facilities. The developers have said that Bridleways Estate Destination Park is 'aligned with a vision of activity and one of community'. "The developers have indicated that the goal is to encourage everyone to be more active together, a destination where people can spend time fostering relationships with other community members, whether by having a BBQ or simply hanging out."

Langsford & Ogle's house and land packages in Bridleways Estate are set on sites of around 600sqm and offer three and four bedroom home options, both with two bathrooms and a double car garage. Bridleways packages include additional features such as solar, EV charging and a 2000 litre rain harvest tank.

Langsford & Ogle was started in 2021 by Cam and Mitch who offer a combined 40



Langsford & Ogle not only builds for locals but also out of towners looking to relocate to provincial Waikato.

years building experience spanning New Zealand, London and Australia. Both are raising their families in Cambridge and Cam says this gives them in-depth knowledge of the area and a passion for contributing to its enhancement and growth.

They run a team of builders supported by an established team of proven subcontractors. Special cost saving partnerships with suppliers ensure a cost effective and efficient build for clients. All homes are backed by a 10-year Master Builders Guarantee.

In addition to house and land packages, Langsford & Ogle tackle design and build pro-

jects and also offer smart design house plans in a range of sizes. These provide inspiration for clients' projects or can be utilised as-is or with any number of changes to customise the home to suit individual needs and preferences. Langsford & Ogle introduce clients to professional interior designers, landscapers and lighting designers to offer a comprehensive service.

Due to deep community connections Langsford & Ogle can even help clients source land for their project.

Backed by great systems and prioritising sound communication at all times the result

is a stress-free easy build process for clients. As testament to this Langsford & Ogle not only builds for locals but also out of towners looking to relocate to provincial Waikato. "We aim to make the owner part of the project management team so they are fully informed at all times," explains Cam.

"We have comments from clients that they feel they are working with a first class builder with an absolute focus on them and attention to detail and build quality.

Feedback like that shows us we are on the right track and really keeps us passionate about what we do."



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Value and design key for firm

► Kelly Deeks

With backgrounds in design, property investment and development, and a comprehensive understanding of the Auckland Unitary Plan, design consultancy I Am Developer is unlocking the potential in the next generation of property developers and their sections with a tailored package of services that creates best value for developers, residents, and communities alike.

Starting in 2018 as a response to the recently released Auckland Unitary Plan, I Am Developer founders Jessica Driver and Thomas Ward wanted to help developers moving into the uncharted waters of medium-density project typologies.

He is an architectural designer and she a fine arts graduate – these entrepreneurs are creatives who have completed their own small scale residential development projects. They saw a gap in the market for a service that combined the design of a development with a tailor-made development strategy, including detailed feasibility reports and financial analysis.

“Architects have a bad name for running away with costs, and developers have a bad name for trying to do everything cheap and cheerful,” Thomas says. “We like to sit in the middle. We can produce projects with a nice design aesthetic and plenty of amenity without the high end finishes and high price tag. Experimenting with colours and textures can elevate a project quite substantially above probably 80% of what is being built today.”

I Am Developer has delivered about 100 projects in six years and is currently doing a lot of feasibility work for future developments. Thomas says feasibility is a great starting point for any development, and I Am Developer provides detailed reports to set a project off on the right footing.

“In the current economy, residential property development is for anyone looking for alternative ways of bringing in a bit of capital or increasing their cashflow. They may be sitting on some land or have other properties that might not be performing very well. We are helping people to understand what they could potentially do on their land, and put them on a pathway to achieving their goals.” If every piece of land has untapped potential, I Am Developer will help to unlock it. “There



The three storey, two building development on Sainsbury Road comprises 10 boutique townhouses.

is a way to find the right strategy that will get the right outcome and produce nice homes with great amenity at the same time. We are packaging all the information together to give you the best head start on your project. Our feasibility reports are packed full of all the information you need to unlock the value in your site, including a high level break down of all the costs associated with the project from start to finish.”

I Am Developer has recently provided its full range of services for the highly successful Mesa Morningside project on Sainsbury Road. A three-storey, two-building development comprising 10 boutique townhouses, Mesa Morningside was a step up in scale for the developer as well as for Thomas and Jessica.

Harking back to Morningside’s industrial heritage with red brick, dark aluminium tray, and concrete render, these stunning residences fit in and stand out. With two-bedrooms, ensuites, and walk-in-robos on the upper levels, residents get to sleep in the treetops with views across Auckland city, or its volcanic tips, or the Waitakere Ranges. The mid-floor living space is generously proportioned at 5m wide with a 2.7m stud, and outdoor living that cap-

tures both sun and privacy. The lowest floor provides even more amenity with an additional bedroom/office for the many now WFH.

Thomas says this is an example of three-storeyed terraced housing done well,

providing a great return to the developer, loads of amenity for residents, and a beautiful benchmark for the continued medium-density development of Auckland’s city suburbs.



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Free site visit, concept plan on offer

► Kim Newth

Fresh from celebrating their 30th anniversary last year, Arcline Architecture is forging ahead with many exciting new plans and projects in Northland and has a particularly enticing offer for those who may be currently considering a move to Kerikeri.

Arcline Architecture has recently teamed up with a new development called Streamside Estate, just a few minutes from central Kerikeri. For any section purchase that goes unconditional at Streamside, Arcline Architecture is offering a free site visit and pencil concept design, usually worth \$4600, along with a quote for the full design. It is not often that a limited number of quality sections of this size – 3000sqm – come up in sunny Kerikeri, a favoured lifestyle and retirement destination. Arcline’s free offer provides the ideal design kick starter into a lovely new home there.

Bordering picturesque Okura Stream and overlooking the Waipapa Forest, Streamside Estate is dotted with established orchard trees that were intentionally left by the developers to enhance the tranquil lifestyle on offer. Each of the 10 properties available has power, fibre internet and irrigation water supply to the boundary.

“It’s a truly calm oasis and so close to Kerikeri’s township and its amenities,” says Trent Simpkin, General Manager of Arcline Architecture. “We’re so excited to be a part of it and are really looking forward to creating some stunning homes for future residents.”

Arcline Architecture was started by founder Alan Simpkin as a design and build company in 1993, before evolving into a specialist architectural design studio from 2003. The company’s 30-year anniversary milestone last year underlines the team’s considerable depth of experience, including designing many homes for steep coastal sites.

A good example of this is a contemporary new home currently under construction on a steep slope in Russell, designed by Arcline to make the most of the site’s spectacular views. The company’s social media posts are



Arcline designs across all sectors of construction. The recently completed Wharekai building for Otatara Marae in the Far North.

providing a ringside view of the project as it comes together.

“This particular home has two bedrooms and a bathroom downstairs with living, garage and master suite upstairs. We’re also doing another one in Russell that’s a sizeable home on a sloping site, also with basement

underneath and garage on top and with a full separate studio as well.

“At the start of projects like these ones, we will stand on the site with the client and then ask them to bring their brief and budget. We then seek to design a home for the site that ticks as many boxes as possible within their budget. We also favour robust coastal friendly materials that are easy to maintain.”

Working closely with trusted builders and contractors, Arcline Architecture is involved every step of the way to ensure dream projects are delivered to perfection.

Langs Beach is another area where Arcline has designed many sensational new homes. One of their latest projects there was recently finished by the talented team at Brogan Builders.

Arcline designs across all sectors of construction. The team is proud to have created the detailed design for Kaitaia’s exciting new \$11.5 million sports hub complex, Te Hiku, which is poised to open soon, with another notable design project being the recently completed Wharekai building for Otatara Marae in the Far North.



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Close client working relationship key

► Richard Loader

A close working relationship with the client and hands on approach to the architectural design of commercial and industrial buildings has been at the heart of AQUA Architecture's success ever since the boutique Auckland practice was founded by Glen White in 1997.

"AQUA stands for Achieving Quality Architecture," says Glen. "We really concentrate on commercial/industrial buildings. One of our recent projects had a value of \$16million. We do some residential projects when requested by our commercial clients, and we have designed some quite substantial houses over the years. We always work on fixed fees, and unless there's a major design change that fee won't be altered and I stand behind that."

One of AQUA Architecture's most recent industrial designs was for Allproof Industries' new manufacturing and office facility in Pokeno, just south of the Bombay Hills.

"Allproof Industries manufactures a wide range of products associated with water control and high-quality interior and exterior drainage fittings and has multiple properties on Auckland's North Shore. They needed to expand their existing manufacturing operations, and bought two neighbouring sites in the Gateway Business Park subdivision in Pokeno. While the price of land was favourable, Pokeno also presented a convenient option for many of Allproof Industries' staff who travel from the south to get to work."

As with the majority of AQUA Architecture's projects, client referral came from within its own network, says Glen.

"Eagle & Franich Construction had completed work for Allproof Industries for several years with their North Shore branches, and we had developed a very good working relationship with Eagle & Franich while working on a couple of projects for another client. They had a negotiated contract with Allproof Industries for this project and made the introduction, which resulted in our engagement as designer and lead consultant. Our scope took us from concept design to obtaining the building consent, and preparing the complete documentation package for construction. While budget conscious, the client also wanted a smart looking building, and the building's design had to meet the criteria set by the subdivisions



The front entry at Allproof Industries in Pokeno.

design panel. Those criteria had to be met before a building consent could be applied for."

The design project required a 1900sqm modern manufacturing facility with a single level 300sqm adjoining office that includes a laboratory for product testing, well-appointed lunchroom, meeting rooms, offices and ablution areas.

Because the main building was primarily utilised for manufacturing, and high raking storage not required, the design was kept

under an 8-metre stud to meet the Acceptable Solutions for fire reporting.

Full height precast panels were used when needed for fire rating purposes. Where a fire rating was not required, 2.4m skirt panels were used with longrun colour steel cladding above that. A seven metre wide cantilevered canopy sweeps along one side of the building, for loading and unloading of stock and product.

The smartly designed office protrudes at a

lower height from the front of the main building, and has a sweeping covered area down one side that leads to the entrance. Tinted glazing offsets feature ground and polished pre-cast panels at the front.

"We have also used an aluminium interlocking grooved panel called Nu-wall, with grooves at varying random widths from 50mm to 200mm, to add to the architectural flair of the office. The lunchroom has quite a nice outdoor area with some shaded space



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The smartly designed office protrudes at a lower height from the front of the main building,

and outdoor seating. The office has been designed to allow for the future growth that the client expects. Less than half of the total site area has been built on, so there's ample room for future expansion of buildings, storage or yards. The area has been extensively landscaped with native specimen trees and shrubs, which we designed."



Design commenced August/September last year and is expected to be completed early July this year, with the internal fitout currently underway.

"Eagle & Franich are an extremely good builder; they are methodical and have an excellent group of loyal subcontractors. It's amazing to enter an Eagle & Franich work-site — it's just spotless, and they take such pride in the building. They are also high-end residential builder, and those good house-keeping traits have been brought through to their commercial projects." AQUA has several current design projects in the Waikato and Tauranga, and have completed numerous developments in Wellington and Christchurch.



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Designing homes that balance form and function is a focus for Auckland-based Sophie Bishop Architects.

Flexi-spaces part of evolving designs

► **Bernadette Cooney**

“No one wants a spare bedroom anymore,” says registered architect Sophie Bishop.

“Well, at least not in the traditional sense, where it sits empty until you have a visitor!” Families are evolving, and so are their housing needs. They prefer flexi-spaces that can transform from a rumpus room to a work-from-home space, guest bedroom, and back again.

“This adaptability accommodates blended families, multi-generational groups, individuals, and older people. Sophie Bishop Architects caters to diverse clients with both new residential and renovation projects across Auckland and the Rodney district. Known for her thoughtful, client-focused approach, Sophie designs spaces that balance form and function.

Sophie highlights modern client preferences like mudrooms. “Fifty years ago, nobody wanted a room dedicated to removing muddy coats and shoes, but today’s more activity-focused lifestyles and the drive to simplify cleaning make it a logical solution.”

Based in Mount Wellington, Sophie’s journey into architecture began with a bachelor’s degree in Germany and a semester in Switzerland.

“Engaging a registered architect brings tangible benefits you can trust long into the future.”

land. “I wanted a technical degree and broad knowledge base,” she explains.

“Germany is known for functional design and excellent detailing, while Switzerland boasts some of the world’s best architects. It made sense to study and work there before returning to New Zealand.”

This diverse training has equipped her with a robust technical foundation, which she has applied in both commercial and residential architecture before establishing her own practice.

As a registered architect and member of the New Zealand Institute of Architects, Sophie emphasises the long-term benefits of registered professionals.

“Engaging a registered architect brings tangible benefits you can trust long into the future.

“Even though it may seem more expensive initially, it’s actually a cost saving measure” says Sophie “whereby you end up with a superior result and avoid costly pitfalls.”

“We adhere to ethical standards, such as

not accepting kickbacks, so you can trust that our recommendations are in your best interest.”

Sophie Bishop Architects are also accredited Homestar practitioners offering assurance of a healthier, warmer, and drier home above the minimum building code. “Homestar also offers financial benefits like better lending rates from banks,” Sophie notes. “Every bank has different incentives, so it’s worth checking with them.”

The firm provides comprehensive guidance throughout the building process. From feasibility studies and concept design to obtaining consents, interior design, and overseeing the build, Sophie ensures every aspect is managed with due diligence and her clients’ best interests at heart.

“It’s all about the people who work on a project – it requires collective effort,” Sophie explains. “It’s about getting everyone to the table and working towards the same goal. Then it becomes fun as well.”

Her portfolio showcases an array of com-

pleted projects, reflecting strong collaborations with Auckland builders who bring her designs to life.

A notable project is the current collaboration with Seventh View Residential Building Specialists on a new home build at the foot of Mt Wellington. The builders, clients, and architect all know each other well, making it a true team project.

This three-bedroom home, with an office and two living areas, is being constructed on a sloping section in two stages, allowing the owners (a young family) to live in the existing house during the build. Sophie has carefully considered the needs of the client.

“The overall design considers the full life cycle of the home, particularly as the children grow, ensuring the home remains functional and accommodating throughout the years,” Sophie says.

Outdoor living is also a priority. “If you can create a good outdoor living space, you are effectively creating free floor area.”

Whether you’re designing a new home, renovating an existing one, or need assistance in property selection, give Sophie a call. She often visits the site for a free consultation, something not everyone does, but is very important to her.



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A diverse portfolio of quality

Winter often sees an uptick in residential renovation inquiries, as more time spent indoors highlights any inadequacies in home design.

If you're considering renovations, alterations, or additions, you can't go past Seventh View Residential Building Specialists of Beachlands, building throughout Auckland.

Seventh View is renowned for its attention to detail and is a trusted building partner for architectural new builds, renovations, and additions, including kitchens, bathrooms, outdoor decks, and minor dwellings.

Family-owned and orientated by Archie and Lilli Kenny, Seventh View has an extensive and diverse portfolio of exquisite new builds and renovations throughout Auckland, accumulated over 20 years of operation.

Fully certified and licensed builders with a highly experienced crew of qualified builders and apprentices, Seventh View was established in 2015 when Archie Kenny set out on his own after 15

years of construction and project management experience. Motivated by the desire to construct his own family's dream home at Beachlands, Archie and his team have since completed numerous architectural new builds and renovations, earning a reputation for care, craftsmanship, and client satisfaction.

They cover the whole of Auckland, with crews covering East Auckland and a Mount Eden build crew for central and western suburbs.

Currently, Seventh View is collaborating with Sophie Bishop Architects on an architectural new build. This project is a 310 sq. metre family home located at the foot of Mt. Wellington, scheduled for completion before summer.

The unique design features a striking metal-clad exterior, a single-story section at the back, and a two-story front plus a 6-metre by 3.5-metre swimming pool. The project envisages a unique and striking looking metal clad

three-bedroom home with office space, to be used as licensed psychologist consulting rooms.

Archie emphasises the importance of meticulous planning, including site feasibility, build orientation, and capturing light and sun exposure.

"A registered architect makes all the difference," says Archie. "They design things you would never think of, enhancing the home's performance and efficiency. They're worth every penny in my experience".

"Working with Sophie is great. She's an astute architect and proactive in getting back to you and getting a good design together and managing consents with council, the whole lot," says Archie.

Seventh View's impressive portfolio includes the ground-up rebuild of a historic cottage on Whitford-Maraetai Road. "To this day, we still get complimented for rebuilding this historic landmark. The cottage was really run down and in major need of repair, so we

restored it, true to its origins, but with a modern comfortable interior."

Seventh View enjoys undertaking character home renovations but is versatile in handling all types of projects. "We love doing character home renovations, but we don't mind doing it all to be honest."

As members of New Zealand Certified Builders, Seventh View guarantees its work and can project manage builds of any size on homes of every age and condition.

The company's commitment to quality and client satisfaction ensures that every project adds lasting value and function to your home.

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High quality homes that fit their site

► Karen Phelps

Hoxha Bailey Architects has seen the landscape of Auckland undergo significant transformation, primarily driven by changes to the Unitary Plan.

Traditionally the practice has worked on new homes and renovations in the city's older and heritage zoned suburbs where significant restrictions applied to development. Jason Bailey, who owns Hoxha Bailey Architects with Pashtrik Hoxha, says it has been interesting for the practice to see how the Unitary Plan changes are affecting these areas and the opportunities it is opening up.

"I have complex feelings about this, as to drive around Auckland it's obvious there are some pretty ghastly outcomes with intensification," says Jason who became a registered architect in 1996 and started his own practice in 2000. "We are finding as a lot of sites are freeing up for development we are working on more small-scale development projects of typically three homes on a site. At Hoxha Bailey Architects we approach it the same way as we would with a single house – designing homes of high quality that fit with their environment."

The design philosophy of Hoxha Bailey Architects is founded on values of regional modernism, says Jason, where the design process is driven by space planning and strongly influenced by the natural and built context of the locality. The practice is currently working on two small-scale development projects, where each of the clients have an unusually high stake in the outcome as they are planning on living in one of the dwellings themselves.

"If they are living in one of the homes, they are committed to achieving a quality architectural outcome and creating a great living environment for themselves and their neighbours. It's a very personal investment."

One project in Ponsonby is for a client that Hoxha Bailey Architects had previously built a home for that has purchased a site with a heritage overlay that can accommodate three houses. The design response of Hoxha Bailey Architects is for the homes to be informed by the traditional parts of Ponsonby, along with composing the overall site to achieve privacy and quality outdoor living space for each dwelling.

"These opportunities allow the developments to stack up and the land to be utilised better - a great outcome for the developer as well," says Jason reflecting on the continually rising build costs in an inflationary environment. "By contrast, our mid scaled projects such as large renovations have become more difficult for people to build due to the cost of materials and financing considerations. As a country we are constantly improving the quality of what we do in terms of building but that comes at a cost."

The other end of the spectrum of the practice's work with regards to regional



The design process is driven by space planning and strongly influenced by the natural and built context of the locality.

modernism can be seen in a recent project in Piha – a home in a natural rather than a built context. Protecting the natural heritage of the environment was key and challenges included limitations of coverage and keeping the house discreet in a bush environment. As Jason lived in Piha for a number of years the project was particularly close to his heart.

The project took place during Covid-19 and the big storm and resulting slips meaning it took significantly longer than it was expected to. The neighbouring house was destroyed in a slip, bringing home to the client the importance of sound design.

"The client could really appreciate the investment in the foundation work and the cost that went into this on a steep site. Architects and engineers need to design with these considerations in mind."

He says key challenges going forward for Auckland's growth is the ability of archaic infrastructure to cope.

"Existing infrastructure is really struggling to cope with the pace of growth. For example the drainage network isn't coping well with the rate of building around Auckland. We need to consider the implications of this when we design and bring in the right consultants at the outset to deal with any issues."





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Everything under the one roof

► Virginia Wright

Adrian Byrne and Paul Enright share both a passion for architecture and a business that reflects that passion. They've been working together for the last 20 years or so and been equal partners in their architectural practice for the last 10. They've recently changed their name from Byrne & Enright Architecture to B + E Architecture, reflecting their desire to stay fresh with their ideas while keeping their personal approach to their work.

"We're personally involved in what we do rather than some of the more generic housing company approaches. We do bespoke, boutique work and I think people like to know who they're dealing with so our name reflects that," says Paul.

B+E Architecture will go where the work takes them but their buildings are primarily scattered through the Waikato region. Their office can be found in the modern commercial building they designed as part of Rototuna Village in North Hamilton.

Part of a broader development now called Kinfields it's a mixed use complex with retail on the bottom floor and offices upstairs. "I designed this building which was the first anchor building of this new precinct together with the supermarket. It's the first of many stages of this urban hub which will service the suburbs in the wider Rototuna North area," explains Paul.

In recent years much of B+E Architecture's work has involved designing multi-unit developments, working with developers to offer apartments, townhouses or duplexes which offer a lot more than the words "infill housing" often imply. They pride themselves on designing buildings with flare and imagination that



The B+E architecture office is located in the modern commercial building they designed as part of Rototuna Village in North Hamilton.

their owners will be proud to call home. "We do a lot of work in that space as well as a lot of one-off houses from your average three-bedroom house to your multi-million dollar high-end build and everything in between," says Paul.

They also do renovations and like many others in the broader industry they're finding this side of their portfolio increasing as many people choose to make more of what they have with alterations and additions rather than take the risk of buying new. "They're investing in their own backyard so to speak," says Paul.

Development work remains their bread and

butter though and having been in the industry doing this sort of work together for 20 years, and Adrian for the 10 years before that, B+E Architecture have built up a reputation for the depth of knowledge they bring to the area. Having done several of their own developments just adds to that depth.

"We walk the walk so to speak with our company Evolution Property which has been going for about eight years now. We know the ins and outs of council from the front end, the planning side, through to the building consent side, to when it's actually being built, so we add value to clients when they come to us with a site they're looking at," explains Paul.

They don't just design a building from a brief but offer advice up front regarding what a client could look to build on a site and what issues they might face. That development consultation adds value to their clients' investments as they help to identify the number of units the site might support along with the potential risks and rewards.

While their name is limited to architecture what they offer covers the gamut from real estate advice, through development and town planning advice to the actual build itself. They bring the multiple facets of property development under one roof, a roof they're proud to have designed themselves.



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Designing quality homes in stunning locations

► Virginia Wright

When Colin Campbell and his family moved from Auckland north to Te Arai, on the coast between Wellsford and Mangawhai, 18 years ago they were well ahead of the Covid-fuelled, work remotely, exodus of recent times.

Having registered as an architect 15 years before that Colin's firm Campbell Registered Architects had enough of a reputation with years of satisfied clients to be confident that the work would continue to come.

His confidence proved to be well founded, and was only helped by Colin's continued contact with his professional colleagues nearby and affiliation with the Architectural Institute.

Colin's wife Raylee grew up at Langs Beach and although city-life was exhilarating they decided to prioritise their wish to offer their three children a different lifestyle, along with the view of the Hen and Chicken Islands they were after.

Their move north influenced the type of projects they do as well as where they do them. While they still take on projects in Auckland, leaving their city-based practice behind took them to a place where new builds are more the norm.

"We focus on quality residential projects throughout Northland in places like Kerikeri, Sandy Bay and Waipu Cove, down through Mangawhai, Te Arai, Matakana; mostly in rural and coastal locations, where people have a pretty nice site and are looking to build something with a view," says Colin.

Colin also enjoys doing smaller commercial projects such as working on the local Mangawhai Butchery and Supermarket, and further afield the old Matakana Sawmill up Matakana Valley Road.

"It's called the Market Sheds where we're refurbishing and replacing some of the old buildings and drying sheds, turning them into small artisan studios to make an Artisan's Quarter where people can come and make and sell their products," explains Colin.

Not surprisingly Colin firmly believes that those looking to build are well served by working with a registered architect.

To qualify for registration they must have completed their five years of study as well as a minimum of three years work under another

"You need someone with the vision to put those things together and know when they're drawing it that it's going to be a good space and it's going to work."

registered architect, all feeding into the 'raft of experience and testing' required.

"We also have a code of ethics we must comply with, plus the backup of the Institute to talk with about anything that might come up and the professional indemnity insurance which protects the clients if something untoward should ever happen" explains Colin.

From his point of view Colin likes nothing more than an opportunity to build from scratch.

"To work with people to take their ideas and their site and all of the inputs that go with that, and use our ideas and creativity, and the technical knowledge and practical understanding of what can be built, to achieve something which is beyond what any one person might dream about."

He's confident that while an architect can add value to a project it doesn't necessarily need to cost any more.

"You can arrange the rooms and organise all the building materials one way or another, and end up with a fantastic result or a rubbish result and it will cost the same amount of money.

"You need someone with the vision to put those things together and know when they're drawing it that it's going to be a good space and it's going to work."

If you work with Campbell Registered Architects you're working directly with Colin and his wife Raylee in their 'deliberately personal practice'.

Raylee's design and landscaping background dovetails nicely with Colin's architectural skills and together they work closely with every client that comes their way to build them a space, whether home or business, that they'll love to spend time in.



Campbell Registered Architects focuses on quality residential projects throughout Northland.



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3D modelling gives clients clear view of project

► Sue Russell

Maxar Architecture is based in Waipu, south of Whangarei in Northland. It's a small but well experienced architecture practice mainly specialising in residential work.

Adam Welford is the director of the practice and enjoys the design challenges that come from working on residential projects.

Typically a commission begins by meeting clients on site and thereafter a detailed brief document is worked through. Adam says the process may begin with very few fixed ideas, while others have firm thoughts as to what they want in the design.

"The brief is usually a one to two hour process where we're picking their brains for each individual room, from cladding through to style. If they are not sure, we make suggestions and eventually a clearer design begins to form," Adam explains.

Maxar Architecture specialise in the use of 3D modelling, enabling clients to clearly visualise the design, to really gain a sense of what the spaces feel like. It's a fantastic tool and far more effective than working off a set of plans.

A strength of the practice, Adam says, is in the quality of professional colleagues that sit around the design to build process – engineers, lighting specialists, interior designers and builders all play their part in bringing life to a design.

Working with Adam are Val and Brendon, both experienced designers with a wealth of experience in Architectural design and construction drawings

A project, currently underway is located on Albany Road in one tree point. Adam says that working so close to the water creates a multitude of additional challenges being positioned right on the foreshore of the harbour.

"Building on the coast has become a much more involved process in terms of local council requirements, requiring coastal inundation and detailed geo-tech reports from specialist engineers.

These as well as resource consents and council fees can add upward of \$50,000 to the cost of the build."

To eliminate any potential for predicted future flooding, the homes floor level has been raised 800mm. With garage floor levels below this designed using concrete block, should there be any water issue the buildings integrity will not be compromised.

Chrispy Builders are undertaking the build; a well-known and highly respected building company in the region.

"One of the great things about working in design is being part of a team striving to get the best results we can for our clients."

Adam's journey to where he and the business is now has been quite involved.

He moved into the region in 1998 having worked 10 years in London, working as a surveyor.

During his time there he undertook training which covered all construction, including architecture. He began working for several housing companies and Kerry Francis Architect who now teaches design at Unitec.

"I always enjoyed drawing and had an eye for detail and art. I especially enjoy working alongside builders and contractors. It's incredibly important that builders and designers work together on a project."

Apart from working locally in the fabulous far North, Maxar Architecture has also undertaken designs all over New Zealand and occasional in the Islands.

"We're really happy with our situation as a well-known design studio. This part of the country is very special, with amazing coastal views and wonderful land forms which influence the type of design we create for our clients."

'Angle Grinder' house standout at awards

► Bernadette Cooney

A uniquely striking one-bedroom home, designed by Auckland registered architect Mark Frazerhurst for his parents, was a category winner in the 2023 NZIA Auckland Architecture Awards and was nominated for the 2024 Arch Daily Building of the Year.

This stunning design and labour of love exemplifies Frazerhurst's dedication and craftsmanship.

The home, located in St Heliers, sits on the edge of a steep volcanic crater, offering panoramic views of the crater cone and lush greenery of Glover Park. Inspired by a sculpture made from a roll of corrugated iron tumbling down a hillside, this award-winning house was handcrafted over nine years.

The 185sqm home for two, similarly cascades down a rocky hillside site, taking its form from an element constituting both roof and wall planes, folding its way down the slope, linking indoor and outdoor spaces across four levels.

Dubbed the Angle Grinder, the house is situated on a south-facing section. Its natural vegetation and clever landscaping protect it from north-easterly winds. Clad in ribbed metal profiling and cedar timber screening, the house reflects Frazerhurst's meticulous approach to architecture. "It's the most memorable project and one I'm most proud of," says Mark. "It was certainly the longest project, as I physically built much of it myself."

A self-described hands-on architect, Mark is one half of Mark Frazerhurst Architects, with his wife Kate, a qualified hardscape designer making up the whole of the dual service practice.

Mark and Kate established their practice in 2006 and offer a multidimensional architecture and landscaping service targeting the whole site from the conceptual design stage. "Architectural design does overlap with

"I'm a generalist, so I know something of every part of the process, and I craft my architecture...."

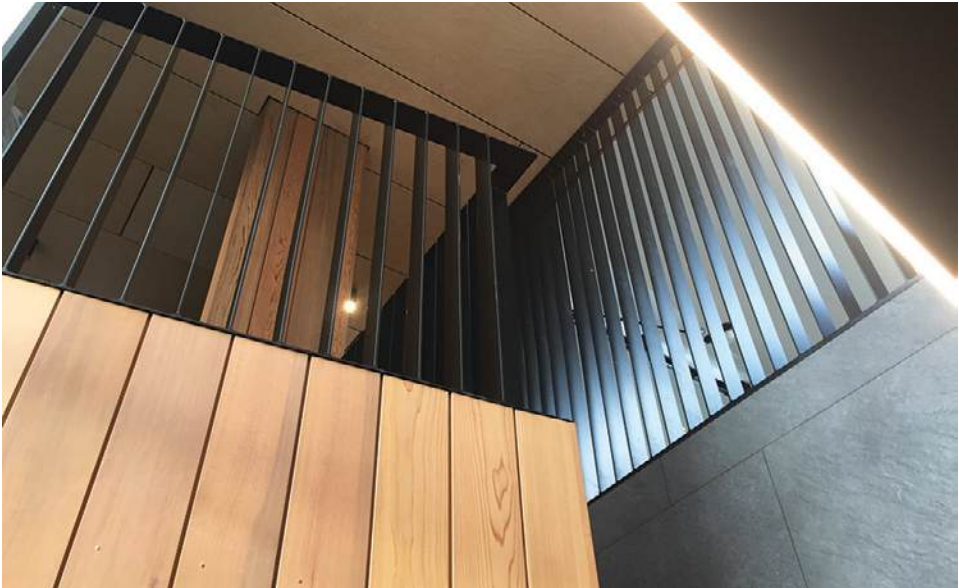
hardscape and landscaping design, especially in terms of materials and techniques used to achieve greater connectivity from inside to outside," says Mark.

The professional rigour required of a New Zealand registered architect makes all the difference to a project. "Registered architects possess a huge wealth of knowledge and not just technical knowledge, but contextual and social knowledge about how spaces work," says Mark, "I'm a generalist, so I know something of every part of the process, and I craft my architecture, taking a lot of care in how it goes together and its detailing."

Mark Frazerhurst Architects strive to exceed client expectations by challenging common responses to problem solving and embracing the collaboration between architect, client and builder. "It's all about relationship. Engage early and establish trust and you're more likely to achieve your dream project."

An award-winning practice with a can do attitude, even the company's own Teed Street studio is a finalist in the 2024 Interior Awards for workplace up to 1000 sq. metres. "It's only a tiny 30 sq. metre office so its humbling to be shortlisted," says Mark whose scope of work included design, fabrication, fit out and installation in the historic Hayes Building. The studio leans into the original character of the former metal refinery, using walnut panelling, Abodo lining and white oak and plywood furniture in balance with rough cast concrete and textured plaster.

Mark Frazerhurst Architects are committed to innovative design, client collaboration and a comprehensive approach.





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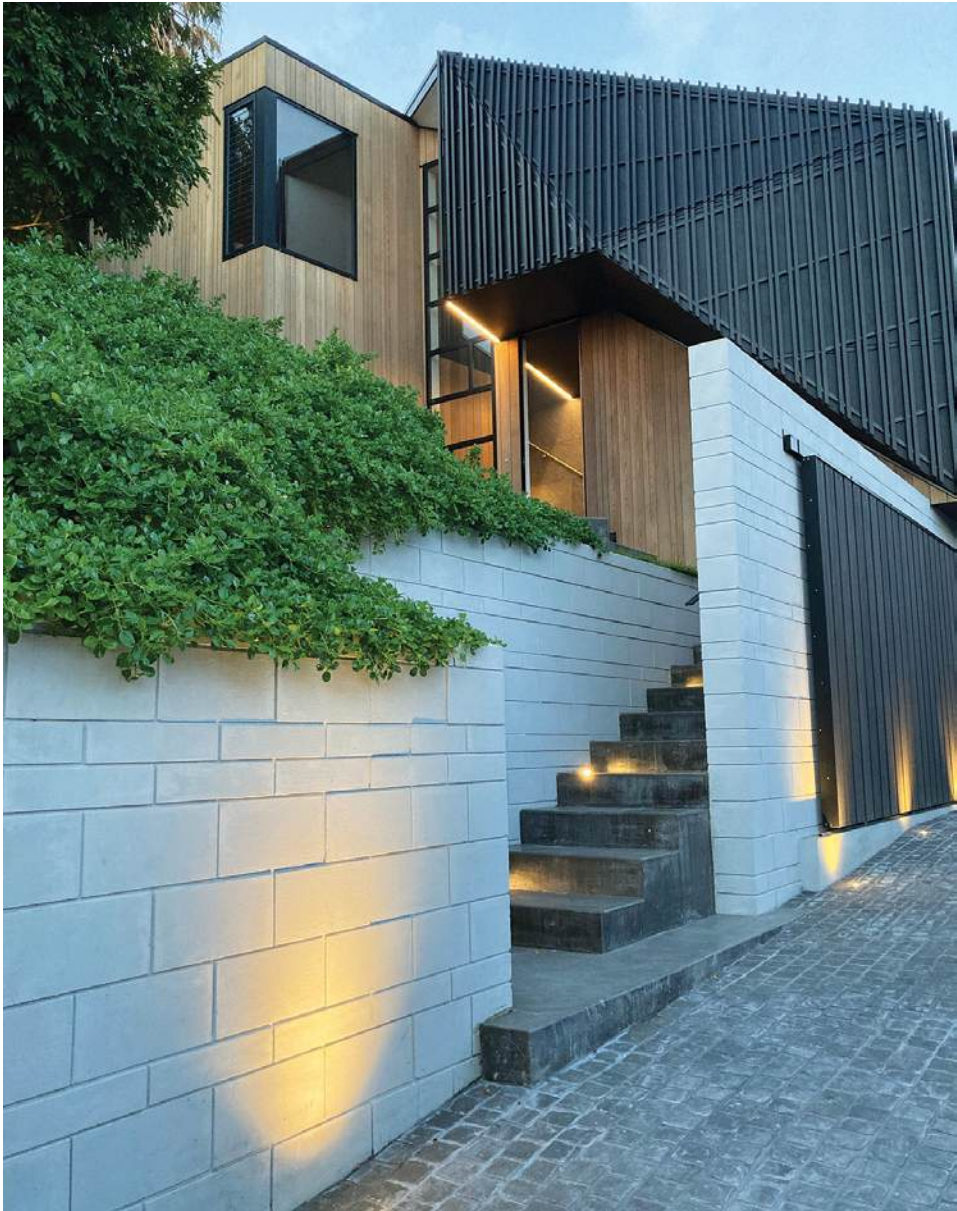
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The striking 185sqm home, dubbed the Angle Grinder, was a category winner in the 2023 NZIA Auckland Architecture Awards and was nominated for the 2024 Arch Daily Building of the Year.

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In its fifth year, MAYD Building Co. is rapidly earning a reputation for delivering high-quality work on homes of all ages and sizes. The talented four-man building team, comprising licensed building practitioners and an apprentice, is led by company owner Mitchell MacDonald. Auckland born and raised, Mitchell is a natural builder, with 13 years' experience within Auckland's building sector.

"We specialise in character renovations, extensions and architectural new builds and some commercial fit out," says Mitchell. "Currently we've got an extension to an old character bungalow in Grey Lynn and a high end residential new build coming up."

Collaborating with renowned architects on diverse projects Mitchell and his MAYD Building team have worked with award winning Newmarket studio, Frazerhurst Architects.

The first project Mitchell had partnered with Mark on, was a kitchen and bathroom renovation on a three-bedroom Mangere Bridge home circa 1970's. "The homeowners were expecting their first child so needed reliable functionality," says Mitchell, "we gutted the existing kitchen and bathroom and modernised then both,

including full tiled bathroom with walk in shower."

Collaborating with Mark Frazerhurst Architects was an easy process, and the build result was loved by the homeowners and resulted in further referrals for MAYD Building Co.

"Mark's a very good architect and I enjoy building his designs," says Mitchell, "he's very open minded and responsive which makes the build relationship a good one and I look forward to working with him again."

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If you're considering a residential renovation, alteration, or architectural new build, speak to the experienced and dedicated team at MAYD Building Co. today.

Off-grid farm home a stunner

► Bernadette Cooney

A renowned Waikato architectural designer of nearly 40 years' experience, Darren McCutchan, has designed a stunning off-grid, modern family homestead atop a hill on a working dairy farm at Whakamaru.

Masterfully combining the practical needs of farm life with breathtaking rural vistas of distant mountains, the home is testament to McCutchan's expertise – currently being brought to life by the skilled hands of Stewart Rose Builders of Te Awamutu.

Darren McCutchan Architecture operates from Darren's home office near Mangakino, not far from the Whakamuru dairy farm located between Sandel and McDonald Roads.

"The homeowners are quintessential hard-working dairy farmers who put everything into the farm and business, so housing, especially housing for oneself, hadn't been a high priority."

Initially, the plan involved extensive renovations to the existing family home. However, the decision was made to repurpose the old house for the farm manager and build a new home on an elevated site on farm.

Darren's first hand understanding of rural life maximises the sweeping views from the hilltop ridgeline out across farmland and mountain ranges.

The pavilion style homestead is a 385 sq. metre home featuring three gable-roofed wings and a dedicated farm entrance. This design allows occupants to transition from muddy work gear in a mudroom before



The pavilion style homestead is a 385sqm home featuring three gable-roofed wings and a dedicated farm entrance. The home operates off the power grid, using solar panels and a backup generator.

entering the main living spaces. "It has what I call a farm entrance and a house entrance," Darren says.

One wing includes internal garaging and storage, leading to four bedrooms, a bathroom, and a laundry room. The central gable houses the master bedroom and ensuite, a media room and a lounge. The third wing encompasses the main entrance and office space, kitchen, dining and living area with extended gables to the north providing covered alfresco living and dining spaces.

Flat roof extensions connect the gabled wings, adding 66sqm of covered area, including a spa pool area directly off the master bedroom.

Committed to low maintenance, the home is clad in durable aluminium weatherboard and man-made stone, topped with long-run roofing.

The design considerations of balance, shape, and proportion ensure the home is a striking feature in the landscape, with the extended gabled wing walls creating distinctive visual elements from the road.

Given its rural location, the home operates off the power grid, using solar panels and a backup generator housed atop and inside a dedicated utilities shed. A septic tank system manages wastewater, while rainwater is collected and filtered through three retention tanks and a pump system.

This Sandel Road farmhouse marks an innovative inaugural collaboration between Stewart Rose Builders and Darren McCutchan. Darren, who launched his own architectural design business in 1988, has a wealth of experience in both residential and commercial projects. Working from his Waikato lifestyle block, he continues to design nationwide, bringing his unique blend of creativity and practicality to every project.

With this Waikato farmhouse, Darren McCutchan Architecture and Stewart Rose Builders have not only created a functional home for a hardworking dairy family but also set a new standard for modern rural living, seamlessly blending tradition with innovation.





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Client engagement key

► Sue Russell

Central Hamilton-based boutique studio, Evoke Architectural Designers, provides clients with an innovative and collaborative approach, delivering creative, bespoke, and functional design solutions.

Evoke Architectural Designers is a team of two enthusiastic designers with big ideas. The ethos of the duo is to not only design beautiful homes but do so from a functional and buildable point of view.

The two-person team, consisting of design manager Carl Hemmingson and architectural designer Aimee Van Der Hoeven, believe that their clients benefit from working with a small team. Clients have direct interaction with the Designer responsible for designing and drawing their project, rather than navigating a large team where multiple people might be involved. This ensures a smoother and more personal process.

“The bulk of our work is residential. Aimee has been with us for two years now, and there’s a high level of collaboration between the both of us and our clients at the initial stages of projects as the design takes shape. Once we move into consent drawings, the process becomes more individually driven,” Carl explains

“I believe one of our strengths is our initial client engagement. We take the time to understand and get to know our clients through an informal meeting, discussing their vision and budget for the project. After these conversations, clients complete our design brief, which helps shape possibilities that align with their desires and financial constraints,” says Aimee.

Like many of us in the construction sector, we’ve noticed a slight decrease in demand for architectural design services. While the

business landscape is quieter, Carl and Aimee highlight that, as a small studio, “we’ve managed to keep our selves busy thanks to strong, long-standing relationships with our core clients, including builders and developers.”

In addition to Residential Design Services, Evoke specialise in urban planning and architecture, frequently working with developers on bulk, location, and scheme planning, as well as assisting with developing design guidelines.

“We collaborate with developers on ideas, schemes, and guidelines to shape the overall look and feel of the development, ensuring the design principles reflect the development’s qualities and the developers vision,” says Aimee.

As a bespoke architectural practice, Evoke aligns with like-minded developers in unique locations, such as Waihi Beach.

Evoke Design has just entered a Mt Maunganui home they designed in the ADNZ Design Awards this year – and last year, were one of just three Waikato architectural practices that received gongs from judges.

In 2023, Carl won the Regional – Highly Commended award for a new home between 150m2 and 300m2 in River Road, Hamilton.

“It was designed to reflect the unique shape of its site, maximising north-facing outdoor living area as the focal point.”



Functional, buildable and beautiful – Evoke design focuses on bespoke, high-end homes. Photo: In House – Real Estate Photography.

A great deal of care in the design was put into room placement to deliver two benefits; reduce noise and maximise privacy. Visual appeal was added by concealing low-pitched roofs with cedar and Hinuera stone parapets.

Both Carl and Aimee studied architectural technology at Hamilton’s WINTEC, however a decade apart. When Aimee completed her diploma she was as an adult student.

“I was already a Spatial & Interior Designer working in an Architectural Practice when I decided to move toward Architectural Design in full capacity,” Aimee says.

One of the reasons, she says, for moving forward into Architectural Design was to expand her knowledge for more of a ‘big picture’ of the full design process but to also carry a deeper understanding into the technical side to design & construction.

Almost a decade on, Aimee is a well-rounded designer with a holistic understanding for design right from Concept right through to Detailed Design & Construction.

“I love the fact that it’s a profession offering so much variety. Everyday there is something different to consider and be challenged by,” says Aimee.

And because so much of their time is focussed on high-end bespoke projects, the very real benefit flows of getting to know their clients really well.

“It’s an incredibly humbling experience when we get to walk into a finished home that we have designed. Seeing our clients live and grow in the space, and enjoy the vision we have helped them bring to life is extremely rewarding and is certainly one of the best parts of the job.”

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Design solutions tuned to the needs of the client

► Sue Russell

Hamilton-based interior designer Tonga Robertson has always had a creative spark.

This passion led her to establish her thriving design studio, NEST Interiors & Design, while raising three young children. Seeking a creative outlet, Tonga decided to pursue interior design, a field that combined her love for art and working with people.

"I would have loved to be a practicing artist, and when I had my babies, I looked for a creative career path.

"I also love being around people and saw that interior design would give me both," Tonga explains.

Tonga's journey into interior design required significant commitment, including putting her children in full-time daycare. She enrolled at WINTEC and, in her final year, interned with a builder on a major 300m² house project. This hands-on experience allowed her to explore her creative potential and gain invaluable experience.

After graduating, Tonga faced the challenge of finding work in an established studio, which led her to create her own business, NEST Interiors & Design.

Despite economic fluctuations, Tonga has successfully navigated the ups and downs, building a reputable design studio known for its bespoke solutions.

Tonga maintains a strong connection with WINTEC, mentoring design students who intern at her studio and being a regular industry voice and participates in critiquing student work.

"Right now, the economy is quite volatile, particularly in the construction sector, which affects interior designers too. We felt a downturn toward the end of 2022," Tonga notes.

Despite these challenges, NEST Interiors has found success in specialised work for the not-for-profit sector, including churches, Marae and Wellbeing facilities. Tonga and her team excel at creating bespoke spaces that meet the unique needs of these organizations.

"We fix the problem of operating in a space that isn't fit for their purposes, whether it's a home or a office. We understand how spaces work for people and tailor our design solutions accordingly," Tonga explains.

NEST Interiors prides itself on offering customized solutions for each client. Every project starts with a blank slate, ensuring designs are perfectly tuned to the client's needs.

Recently, NEST Interiors embarked on an exciting community marae project in Pokeno, North Waikato. Unlike most marae, this one is intended for the entire community.

"This project presents wonderful challenges, as we need to create a concept that resonates with the entire community. The council provided the land, so there's a real investment by everyone in this project," Tonga says.

Honored to be part of such a meaningful project, Tonga has built a dynamic team and consultants that are all passionate about the same things.

The Pokeno Marae project held a community event to gather and share historical insights about the town and region and share their vision for their community Marae.

"Those early stories need to be reflected in the design elements to ensure a real connection and relevance. It's an exciting project to be part of," she adds.



NEST Interiors prides itself on offering customized solutions for each client.



Tonga thrives on the nitty-gritty of formulating design outcomes from scratch. Looking ahead, she aims to grow her studio.

"My goal is to have a medium-sized design studio with a diverse team. Diversity is an amazing superpower to harness," she says.

Nearly six years since opening NEST Interiors & Design, Tonga reflects on her journey with no regrets.

Her family migrated to New Zealand in the early 1980s, and she grew up during the era of the dawn raids.

"I understand the complexity and sacrifices my grandparents made. That's what drives me as I build on who I became through that journey," Tonga concludes.

With her creative vision and dedication, Tonga Robertson continues to make a positive impact in the world of interior design through NEST Interiors & Design.



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Turn-key fitouts

► Bernadette Cooney

Contract Design Management (CDM) has been at the forefront of creating functional and aesthetically pleasing commercial interiors throughout New Zealand for 35 years.

Their renowned end-to-end, turn-key fit-out services encompass design, management and build, ensuring a seamless experience from concept to completion.

CDM Limited offers a full design and build interior fit-out service nationwide, managing every aspect of commercial interior design and spatial planning, including fitouts, project management, construction, furnishings, and future maintenance.

“We literally handle everything,” says CDM owner Hayden Pirie, “We want to work closely with our clients from concept to completion through our project delivery teams to ensure our clients’ vision is fully realised.”

Reflecting their commitment to service excellence, CDM has recently expanded its physical presence into Waikato, opening an office at 44 Duke Street, Cambridge. “There’s now a team of four of us in the Waikato,” says Hayden.

“This allows us to be present in Waikato and central to the Bay of Plenty, where we have ongoing projects.”

The opening of the new office combined with the continuation of its Hobsonville practice, strengthens its ability to deliver on projects for clients from the far north to the deep south.

A multi-faceted professional organisation consisting of architectural designers, interior designers, project managers and quantity surveyors, CDM Ltd specialise in commercial office fit out and refurbishment, dental and medical premises and heritage building res-



CDM have successfully completed multiple projects for medium to large corporates including Barfoot & Thompson realtors.

toration and reconstruction. “We work with a wide range of clients, some of whom we’ve had working relationships with for more than 25 years.”

CDM have successfully completed multiple projects for medium to large corporates including Barfoot & Thompson realtors and Lumino Dental.

“Plus, banks, travel agents, shoe stores, clinics and consultants and medical premises. We’ve even custom designed and fit out mobile dental clinics.”

Hayden has 25 years’ experience with-in construction and project management, having been with CDM Ltd since 2010, taking ownership of the business in 2019 when the

company founders retired. “Our history stretches back to mid-1980’s, so we’ve been working in this space for a long time and are an experienced team across all aspects from site evaluation to lease negotiation, spatial planning, to architectural and interior design, building consents and compliances, right down to furnishings and signage.”

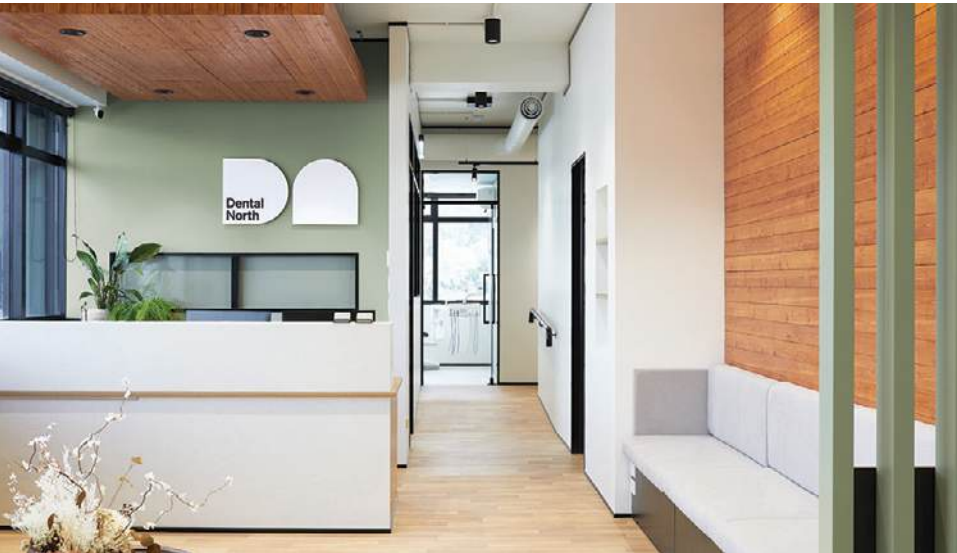
Having in-house project delivery teams means closer collaboration between disciplines and high-quality project management. “For the client, this means not being bounced between independent companies,” Hayden explains.

“Our project team members are working across the desk from each other, ensuring

cohesive and efficient project execution.” Embracing digital technologies to empower clients in the design and build journey, is a key design feature offered by CDM Limited. Designers can provide clients with a 3D virtual reality experience, allowing them to walk through the prospective premise and give feedback on the design before its finalised.

“This is a great tool to help customers visualise the design and provide input into finishing touches.”

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Medium density projects a specialty

► Karen Phelps

G.J. Gardner Homes Manukau Major Projects specialises in medium density residential development in the Manukau and Central Auckland areas and has a number of projects currently underway for clients from retirement villages to multi unit developments.

Business development manager Ramy Salim says that G.J. Gardner Homes Manukau Major Projects is one of the ‘wholesale’ build franchises within the G.J. Gardner network and works for clients such as Kāinga Ora, Tamaki Regeneration Company, iwi, church groups and a large number of developers.

A recently completed project is the Brough Road townhouses in Alfriston, a mix of 25 one and two bedroom homes situated over multiple blocks. The two storey homes were designed to be compact yet functional and Rami says the main challenge, and where G.J. Gardner Homes Manukau Major Projects added real value, was delivering affordable homes at a price point targeted to first home buyers.

“We bring fresh thinking to projects, taking time to understand the objectives and finding a better way forward, adding value from concept to completion,” says Ramy noting this project was delivered early and on budget.

Other projects that G.J. Gardner Homes Manukau Major Projects has completed recently include 54 houses in Richmond, Mt Wellington and 11 homes in Otahuhu.

Projects currently underway include building 34 villas at a Metlifecare retirement village in Clevedon and nine three level walk up homes in Puroto Street in Meadowbank for Kāinga Ora. Ramy says that G.J. Gardner Homes Manukau Major Projects has approximately 200 homes in tender stage at the moment including an 80-unit project. He says that projects are often started prior to the building consent stage allowing the G.J. Gardner Homes Manukau Major Projects design team to undertake value engineering and the necessary design changes for the client.

G.J. Gardner Homes Manukau Major Projects (trading as Rabo Construct) was established in 2003 and was purchased in 2017 by the current business owners – Byron Naude, Jeremy Waters and Dougal Paterson. Each brings unique skills to the partnership.

General manager Byron joined the Manu-



G.J. Gardiner Homes Manukau Major Projects specialises in medium density residential developments, like this recently completed 54-house project in Richmond, Mt Wellington.

kau Major Projects team over four years ago and has more than 25 years of experience in the construction industry. He oversees the day to day running of the business. Jeremy has a valuation background and during his 25 years in the property sector, has specialised in project management and project delivery, master-planning and strategic advice. Dougal has over 20 years in the project and property industry, leading teams across multiple markets and has particular strengths in the innovation and design spaces.

A highly qualified team supports them with significant experience in larger residential

build projects. Ramy says clear communicate with the wider project team is prioritized and team culture focuses on a positive and proactive approach.

Health and safety is another priority and major investment in this area by G.J. Gardner Homes Manukau Major Projects was recognised when it won the Site Safe New Zealand best health and safety initiative by a small business award at the 2021 Safeguard competition. The annual awards are organised by Safeguard magazine and proudly supported by WorkSafe New Zealand and ACC. The G.J. Gardner Health and Safety in Design

programme that won it the award uses an approach to refine its risk assessments so that its designers are pointing out potential health and safety implications early in the process.

G.J. Gardner Homes Manukau Major Projects also won the 2019 Site Safe best health and safety initiative by a business of no more than 50 staff category at the New Zealand Workplace Health and Safety Awards. The award recognised the company's unique Mental Health and Wellness Programme when, as part of a WorkSafe SafePlus assessment, it identified work related stress and fatigue as issues.




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Increasing focus on commercial

► Karen Phelps

Despite a tightening residential build market Kelvin Lalich Builders' workload is steady due to the diverse types of projects the company can tackle. Another key factor is its longevity and experience in traversing various market conditions, says company office and health and safety manager Vanessa Lalich. The well-established Morrinsville based company has been in business for more than 35 years.

Established by Vanessa's father Kelvin, it is now being run by the next generation: Vanessa, construction manager Dylan Comer who has worked there for over 20 years and Jim Keith, general manager and quantity surveyor based in the South Island office.

The trio also credits Vanessa's brother Scott in the development of the business to its present state. Scott was a qualified builder who worked at Kelvin Lalich Builders for many years and was going to take over the business eventually but then died in a tragic hang gliding accident in 2018.

Vanessa says that since she, Dylan and Jim took over the running of the business about 12 months ago it has been "business as usual". The focus is increasingly on commercial work due to the slow down in the residential build market. Kelvin Lalich Builders already completes about 75% of Morrinsville's commercial builds and growing with an upcoming car wash and grooming bay project in the pipeline.

The company works for clients such as Te Kohanga Reo Trust, building early childcare centres in locations on the East Cape and around the Waikato district. A couple of similar projects are coming up in Hastings for this client including a rebuild of a kindergarten that had flood damage. The company is also heavily focused on education projects for Te Tahuhu o te Mātauranga The Ministry of Education, and for a number of other commercial clients.

There are also a variety of projects for Metlifecare. One has just finished at Forest Lake in Hamilton where Kelvin Lalich Builders renovated nine units and also reclad them with a product called Nu-Wall.

In Cambridge it has been completing the re-roofing and internal renovations of five units for Metlifecare, which are on a very strict



Kelvin Lalich Builders already completes about 75% of Morrinsville's commercial builds.

timeline. Vanessa says Kelvin Lalich Builders relies on its long-standing dedicated sub-contractors to maintain tight schedules and ensure client satisfaction.

Residential projects are still on the horizon with a new 560sqm architectural build with a heart shaped pool at Waihi Beach and a 400sqm house in Te Awamutu made from polystyrene blocks. Vanessa says the team has previously built a round house out of this product in Ngāhinapōuri demonstrating its ability to think outside the square and tackle new challenges.

Vanessa says that client loyalty is regularly seen including recently a \$1.3 million renovation on a client's home that Kelvin and Dylan originally built over 20 years ago at Waihi Beach.

"There is a real feeling of pride having clients come back after so long and wanting additions, renovations or new builds. It's clearly a sign of the respect they have for Kelvin and the trust people have in him and our business."

One change Vanessa is heralding is an ever-greater focus on health and safety, now a core value for Kelvin Lalich Builders' staff and

subcontractors alike. She is also undertaking a Business Management Diploma to add more value to the business. A team member in the South Island office is also training to be a certified colour consultant so Kelvin Lalich Builders can offer this service to clients along with the design and build services it already offers.

The North Island team comprises 15 builders including six apprentices and two office staff, while the South Island team of five

includes quantity surveyors and designers. Although Kelvin is attempting to retire, he is still involved in the business as needed, lending his many years of expertise to the wider team. Vanessa says that as the business cements its position in the new era of leadership, the company will continue to build upon its legacy of operating with honesty, transparency and most of all always putting clients first. "Kelvin Lalich Builders will remain steadfast in its motto: 'Build Your Future with Pride'."

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WAIKATO MASTER PLUMBER OF THE YEAR 2021

Papakāinga project true fit for builder

► Virginia Wright

The South Auckland building company Build with Titus was established by Tim Faleatua in 2020.

Having completed his apprenticeship in 2019 and worked for different companies for a few years, Tim knew that he loved building, but also that he wanted to be in a position to really take care of the people he was building for. By being his own boss he was responsible for decisions around pricing and for making sure that the systems and communication with clients were the way he wanted them to be, both aspects of the industry that he felt could do with improvement.

His wife Rachel left her job working as a business development manager in the corporate world telling him she'd give him a year – that was three years ago. Her initial concerns about transitioning to a small start-up proved unfounded.

With an apprentice in the team they began doing labour only contracts with group housing companies as a way to get used to running the business before starting their own projects. That apprentice, Cameron Cowper, is still with them and nearing the end of his apprenticeship (he'd be qualified now if he hadn't injured himself). He's a good fit for the business, sharing Tim's focus on caring for people, and their combination provides a solid foundation for "Build with Titus" to expand from.

The team is rounded out by new apprentice Zach Wotherspoon with other builders brought in as required. They want to keep their core team small which allows Tim to stay on the tools which is where he wants to be. "We've been very particular about what projects we take on so we can really look after people and not be too rushed," says Rachel.

Their current work south of the Bombay Hills in Kaiaua for a Papakāinga is a case in point. "It's a number of houses or dwellings on Maori land where they will all come together and live communally in that area," explains Rachel. "Putting together a really solid base for families to live and work together and be



Build with Titus has built a solid following on Tik-Tok for their own new builds and renovation projects,

immersed in their culture. Tim is half Samoan and very passionate about learning cultural practices and about where he came from so supporting this Papakāinga which is Maori culture really fits with his values around community and family and everyone looking after each other," says Rachel.

Projects like this where they feel they can make a difference and be part of something bigger is exactly what Build with Titus like to

take on. Renovation and restoration remain central to their business however, whether it's fixing up a house that's flood damaged, putting their skills to work to sort out someone else's poor craftsmanship or adding an extension.

Alongside that they have built a solid following on Tik-Tok for their own new builds and renovation projects, starting with the new build they did in Rachel's hometown of

Ararimu. "What we're really good at is creating spacious clean and modern builds, and often on what most people would regard as being tricky sections which we turn into something with the wow factor," says Rachel. Their next project, restoring a run down house in Pukekohe will give their TikTok followers a new opportunity to see what Tim brings to his work, showcasing what the Build with Titus team are capable of.



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Standing out from the crowd

► Karen Phelps

When looking for a builder it can be difficult to compare apples with apples. This means people can often opt for the cheapest quote but this usually comes at a consequence, says Paul Buddle, owner of Tailored Building Solutions.

“People treat building projects similar to buying a car and will happily negotiate the cheapest deal they can get. But if the builder cuts their rate then the flow on effect is usually reduced quality of build at best and the builder falling over at worst as they have under quoted. It’s vital people do their due diligence and that’s why we offer anyone a service to review their build contracts and give feedback.”

Qualified builder Paul Buddle launched Tailored Building Solutions in 2010 to focus on renovation and new build projects, which require more flexibility and stand out from the crowd. He founded the company on simple principles: that every project should be approached with creativity, quoted with honesty and finished to the highest standard of excellence.

Paul says he has developed his business with a focused attention on customer experience, and a dedication to delivering a stress free and transparent service to clients. A current renovation project is a good example. Paul says they approached Tailored Building Solutions as the first point of contact in the process, which meant that Paul could give practical advice on cost, practicality and buildability.

“They have two young children so wanted extra space and with that scope we could introduce them to the right architect to deliver their vision as not all architects have the same skills or focuses,” says Paul. “We could also advise them on things like material choice



Tailored Building Solutions manages projects from conception to completion and offers processes to ensure a stress-free and quality build experience.

“The relationship with your builder becomes even more important to ensure what you spend is a good investment. If you have the right people around you the end result will be great.”

because once again cheapest is not always the best investment. And with a young family durability was important.”

Tailored Building Solutions manages projects from conception to completion and offers great processes to ensure a stress-free and quality build experience. A team of around ten is employed split into in crews, each with an experienced leading hand and

Paul overseeing jobs as well.

“Clients are introduced to their crew and this same crew stays with the client until the job is complete,” explains Paul.

Systems and technology play a key part to support each project. For example Tailored Building Solutions has a budget system the client can view via an online portal that

updates daily so people can see where their project – and by default they themselves – are at financially and make informed decisions.

“Especially at the moment it’s important to have a clear understanding of where your project is at from a cost perspective,” says Paul. “The relationship with your builder becomes even more important to ensure what you spend is a good investment. If you have the right people around you the end result will be great.”

Tailored Building Solutions works Auckland wide and at present is completing three large \$1m plus renovation projects. “At Tailored Building Solutions we specialise in taking people’s vision and bringing it to life without compromise from conception to completion.”









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Experts in high density housing

► Karen Phelps

High density housing experts Taylor Construction has the biggest development it has tackled underway.

The 58-unit development in Ōtara, Auckland, showcases the company's capabilities to deliver this type of project on time and on budget, says Taylor Construction project manager Quinton Ruakere.

Located at 74 Alexander Crescent, Taylor Construction is working for a developer that is delivering housing to Kāinga Ora.

Taylor Construction has delivered over 100 units for this client in the past 12 months around Auckland. The Ōtara project consists of a mix of terraces, apartments and a community room set on an 11,000sqm site.

Quinton says on such a large project resourcing has been the main challenge but with a team of around 46 staff, including in-house builders, plumbers, site managers, project managers and support and administration, Taylor Construction has been in a good position to deliver the resources needed. It also has the ability to subcontract additional labour and subtrades as required due to strong relationships established with contractors around Auckland.

The project earmarked for completion later this year and is just one of a number of similar projects underway including a 36 unit project in Swanson, West Auckland and an eight unit project in Mt Roskill, both of which will deliver affordable homes to the market to first home buyers. Also underway is a 17-unit project in Henderson for Kāinga Ora.

In addition, Taylor Construction is growing into the regions and has set up a branch in Northland in the past six months and is undertaking its first social housing project in Kerikeri, an eight-unit apartment building,



Taylor Construction is experienced in managing the production and roll-out of large-scale building projects.

“At Taylor Construction we want to make an even more positive impact on the communities we’re building in and evolve our workforce as well by providing opportunities for locals to join our team.”

and in Wanaka Street, Whangarei, a 15-unit project.

Taylor Construction was started by qual-

ified builder Damien Taylor in 2011. Initially undertaking labour only projects around East Auckland it quickly progressed into main contractor roles. In 2021 sister company, Taylor Plumbing & Drainage was established.

Taylor Construction growth and relationship manager Ben Irons says as testament to the skills of its team and the high quality produced on every project Taylor Construction was recognised at the 2023 Registered Master Builders House of the Year competition.

It took out a regional gold and made it into the Top 100 for the Auckland/Northland/Coromandel region in the New Home \$1 million - \$1.5 million category. It also won silver in the Builder's Own Home category.

As Registered Master Builders Taylor Construction can provide the Master Build Guarantee on projects.

The company has also been recently nominated in The Impact Awards for its work establishing a scholarship programme with Sir Edmund Hillary Collegiate in Ōtara.

“Student Poruru is the first scholarship recipient, which means we pay for her apprenticeship, tools etc as she undertakes her apprenticeship with us.

“At Taylor Construction we want to make an even more positive impact on the communities we’re building in and evolve our workforce as well by providing opportunities for locals to join our team.”



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New twist to trusted family company

► Kelly Deeks

With Todd Shaw and Eloise Lonnberg-Shaw taking over the family building company, Murray Shaw Builders is now in the hands of the second generation and providing the same trusted and personalised service, with a contemporary twist.

Murray and Shona Shaw started Murray Shaw Builders in Hamilton in the mid 1970s and quickly earned a reputation for high quality workmanship with a professional edge.

Son Todd joined the business in his late teens as an apprentice and as a team, he and Murray continued to hone their specialisation in personal and reliable service as they delivered high quality homes and commercial buildings in and around Hamilton city and elsewhere in the Waikato.

Todd's open, friendly, and knowledgeable approach makes him the perfect builder to help clients through all types of building projects. Whether a new home, an alteration or addition, or a commercial project, he will know how to help.

Todd has gained a significant amount of experience building in New Zealand and in Europe, meeting Eloise who is Swedish, and then bringing her home in 2009 for what was supposed to be a three or four year stay.

"Then of course we got settled," Eloise says. "Apart from New Zealand being too far away from Sweden, it's a great place to live and raise children."

Todd held a foreman role at Murray Shaw Builders until taking over the helm of the business in 2022. Todd and Eloise knew Murray had a good thing going for the past 50 years and were keen to carry on the family name.

So many decades of exceptionally high standard work for new and repeat customers had made the company widely known throughout the Waikato. "So we haven't changed the concept," Eloise says.

"We still supply to the same clients, we still do the same type of work which is architecturally designed homes, and we still work with the same subcontractors and designers. We are really just carrying on the business, but we've updated some of the systems and brought it into the 21st century."

The manual and paper-based systems are gone, and Murray Shaw Builders' operation has been streamlined with software and the lines of communication opened up for builders, tradesmen, and clients.



Many decades of exceptionally high standard work for new and repeat customers had made the company widely known throughout the Waikato.

Eloise says in the current economic climate, Murray Shaw Builders' improved transparency leads to better outcomes between the construction team and for their clients.

"We appreciate how expensive it is to build now. Most of our clients, even though they might have built before, they haven't done it for a while and they'll find that it can be upwards of two or three times more expensive. So we have to up front and open.

"We do pride ourselves on being the kind of builders who like to give the worst case scenario of how expensive things could get, as well as showing our clients where different choices can be made to bring costs down.

"Our software makes all of that a lot easier as we have data readily available."

As well as managing Murray Shaw Builders' office, Eloise has her own resource consents planning business, EnviroPlanning.



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Murray Shaw Builders' improved transparency leads to better outcomes between the construction team and for their clients.





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Refresh: Changing the way we renovate

► Karen Phelps

Refresh Renovations aims to ‘change the way the world renovates’ and has established a strong presence in the Waikato region-wide.

“Through meticulous planning, aligning trades, suppliers, and designer relationships, and obtaining necessary permits and compliances we deliver projects on time and on budget,” says one of the Refresh Renovations Waikato consultants Steve Roper.

“Our streamlined processes and systems simplify the renovation experience. This approach establishes a foundation for cost-effective projects that are accurately priced from the start.”

Refresh Renovations is a home renovation company, that originated in New Zealand and has now expanded internationally, with the aim of providing homeowners a comprehensive, customer-focused approach to renovations.

Steve says Refresh Renovations’ success is rooted in processes and systems designed to make renovations affordable and low-stress for homeowners.

He says that before Refresh Renovations existed, the typical renovation experience often involved disorganized schedules, blown budgets, and overwhelming stress. Refresh Renovations addressed these challenges, creating a system that supports renovation specialists worldwide.

The cornerstone is Refresh Renovation’s proven 5-step design and build process that not only guides homeowners through the renovation journey but also ensures their goals are clear and attainable.

This covers an initial consultation, concept and feasibility, working drawings and costing, before moving into the construction phase and final completion. Refresh Renovations manages the entire process for clients helping to remove all the typical ‘pain points’, says Steve.

Refresh Renovations consultants undergo thorough training to provide customers with professional and expertly managed renovations. All the Waikato franchises are independently owned but trading under Refresh Renovations and there is great deal of experi-



Refresh Renovations is a home renovation company that aims to provide homeowners with a comprehensive, customer-focused approach to renovations.

ence in the award-winning Waikato team.

Mark Docherty has been in the building industry his entire life and has managed hundreds of building projects varying in complexity.

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The cornerstone is Refresh Renovation’s proven 5-step design and build process that guides homeowners through the renovation journey.

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Home renovation may seem straightforward at first glance, but in fact, it's far from it. Every stunning transformation comes with a range of difficulties that can challenge even seasoned professionals in the field. Ranging from finding the right products and sticking to tight budgets to keeping everything running as planned. Even the smallest detail can dramatically affect a project, be it a mismatched appliance or a piece of furniture that doesn't fit the overall style.

That's where Harvey Norman Commercial Waikato steps in. With a team of experts and 20+ years of experience behind us, we make home renovations stress-free by providing unparalleled support and comprehensive solutions at every step.

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every client finds the perfect solutions for their project.

Once product selection is confirmed, our dedicated account managers lead the entire process. From coordinating sourcing and logistics to overseeing delivery plans and schedules, our managers ensure that every project runs smoothly and according to the plan.

Even when products are delivered and the end-user is happy, we understand that the journey doesn't stop there. That's why we offer comprehensive after-sales support to address any issues or concerns that may arise. Whether it's technical problems with appliances or warranty claims, our team is ready to assist at every turn.

Harvey Norman Commercial Waikato is not your ordinary supplier - we're your Trusted Solutions Partner dedicated to making the home renovation process seamless. With our wealth of experience, unparalleled support, and commitment to excellence, we're proud to partner with renovation companies like Refresh Renovations and their clients to bring their visions to life.

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Transforming properties from start to finish

▶ from page 82

Mark is supported by his wife Sandra who takes care of the administration side of their Franchise.

Steve and Lee Roper have been involved in property investment for over 15 years and offer a wealth of knowledge when it comes to renovations.

Lawrie Foster's background in corporate sales and business ownership, alongside his passion for building is complemented by wife Mandy's qualifications and experience in interior design.

Hiren Rabari boasts an ability to understand customer requirements and has a passion for delivering quality outcomes. All the franchises are supported by highly skilled team of trades and suppliers that focus on delivering seamless renovation solutions to clients.

Refresh Renovations offers its specialist renovation services to people living in and around Waikato from the Bombay Hills and

Port Waikato in the north down to the Kaimai Ranges and Mt Ruapehu in the south, and from Mokau on the west coast across to the Coromandel Peninsula in the east.

Property types and housing styles vary immensely, ranging from townhouses, to blocks of flats, through to larger homes on lifestyle blocks.

Types of projects undertaken include home renovations and remodelling, full home renovations, kitchen, bathroom and laundry renovations, granny flat builds and garage conversions, home extensions, attic/loft conversions and more making Refresh Renovations a one-stop shop for renovations.

"We love transforming properties from start to finish. The change can be huge sometimes – turning properties that are ugly ducklings into beautiful swans. Our track record speaks volumes; we have completed hundreds of successful renovations and we get a real kick out of realising our clients' aspirations and delivering a project that has more than exceeded their expectations."



Types of projects undertaken include home renovations and remodelling, full home renovations and kitchen, bathroom and laundry renovations.



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Renovating expertise

► Sue Russell

Shamrose Chaudhry purchased Refresh Renovations Whangarei in 2021, having worked in the energy sector as an engineer.

When the refinery at Marsden Point closed he had the option to consider going back to New Plymouth or stepping out into a new business venture – he chose the latter.

As Refresh Renovations – Whangarei, franchise’s manager, he has a sales manager and a project manager working for him.

“This is a good structure for the business,” Shamrose says.

Asked how business has been Shamrose says because he tends to take on projects where he’s dealing with multiple trades, it places the company in a better position, given the nature of projects it takes on.

“We don’t do single trade projects because they are easily done by others so we concentrate on getting involved with the projects that are multi-disciplinary, like bathroom renovations. When you’re engaging with multiple trades around one project timing is absolutely critical, because these are areas of a home in high demand.”

Shamrose says that key to the success of the business and its reputation is being absolutely upfront with customers from the first conversation where budget limits are discussed. Ensuring that everyone is on the same page about what is realistic is essential.

“I also find that when you establish a strong open relationship based on good communication then if there is a delay for some reason, people are reasonable and understand you’re doing the best you can. I place a lot of emphasis on the quality of engagement I have with my customers for this reason.”

When customers first engage Refresh Renovations Whangarei a free on-site consultation is offered, where Shamrose will provide advice to help guide thinking.

“It’s important I can see the space to gain a sense of what is possible to achieve in the area. In this way I can provide realistic options and a guide to the costs involved right from the start.”

Shamrose engages a designer, once a conversation around ‘must haves’ and ‘would be nice to have’ has taken place, upon which, the customer pays for a series of design options to view.

“Once a concept plan has been finalised then I have something tangible to base pricing on. Because I provide the sub-trades I engage with, with ongoing work, they are able to cost out their part of the project very competitively. It brings benefits all round, for



When customers first engage Refresh Renovations Whangarei a free on-site consultation is offered, with advice to help guide thinking.

“It’s important I can see the space to gain a sense of what is possible to achieve in the area.”

them, for the customer and for my business.”

There has been a slowing down somewhat in the market Shamrose has observed, however encouragingly, in the last two or three months there’s been some positive recovery.

His business offers its services within a area extending in all direction within a one hour travelling time radius of Whangarei.

Asked about a specific project that’s been quite memorable, Shamrose says he’s just completed a major garage conversion requiring a resource consent on a cross-leased property which the owners wanted to have sub-divided.

“The resource consent took months to sort through and was not easy. The client moved to Dunedin while the build was happening and they just came back early May. They were absolutely over the moon about what we had achieved for them.”

Looking back on the relatively short time Shamrose has operated Refresh Renovations – Whangarei, he says he’s pleased with what he and the small team have achieved.

“We’re about offering really good options and the best possible value to our clients. It’s always a great feeling when we’ve finished a project to see the reaction of the owner is wonderful.”



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Design phase important

► Sue Russell

Having a mix of renovations and extensions, bathroom and kitchen upgrades and full interior fitouts keeps Dominic Hollands and the team of Refresh Renovations, West Auckland, busily engaged.

The company, one of a network of Refresh Renovations franchises throughout the country, is small and nimble in size and ability, something Dominic says makes it possible to seize business opportunities when these present.

“There is myself, our project manager, and our sales person, who has the early engagement with potential clients, where a concept design and costings are worked through,” says Dominic.

Once a design has been settled and the budget fixed and agreed, detailed costings and the building process stages are finalised.

His zone of operation is all over West Auckland – New Lynn, Titirangi, Henderson, up to Hobsonville.

Dominic says this year has been more challenging and somewhat quieter which is not surprising.

“We found particularly earlier this year, clients were a bit hesitant to push to ‘go’ button, once projects had been designed and costed, however anxiety has shifted a lot in the last couple of months which is very good to see.”

Pricing renovations can be a challenging exercise, dealing with existing building structures, some up to 100 years old. Being able to scope works properly takes a lot of experience.

“We highlight the unknowns and risks to



“With Refresh, we’re end to end from design, consenting to developing a clear schedule of work when a project is underway,” says Refresh Renovations-West Auckland’s Dominic Hollands.

clients so they are prepared when these arise. As a registered Master Builder we offer their 10 year Master Builders guarantee.”

Dominic engages designers and architects who he feels are a good fit for each individual client.

Established in 2017, Dominic says there’s a strong set of values that guide how he and the team conduct themselves, engage with customers and deliver projects.

“With Refresh, we’re end to end from design, consenting to developing a clear schedule of work when a project is underway. There’s a tremendous amount of planning that goes into scheduling and the sub-trades I engage in are first-rate. They care about the project and its delivery.”

A great deal of time and care is taken in the design phase, so that when this is finalised and signed-off by clients, there’s certainty the design meets their wants and needs accord-

ingly and works to their budget limitations.

Dominic says the design phase is where the trust between Refresh and the client is established.

“Often by the time the build phase happens, we’ve known the client for a year or more. They feel a lot more confidence because we are there from go to whoa. With a great design and build team you have excellent capacity to deliver, and that’s what we stand for.”





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Family firm nears 50-year milestone

► **Hugh de Lacy**

It's coming up to 50 years since the construction company that is now Stehr Brothers was launched in Auckland as DA and OJ Stehr by Don Stehr and wife Ola, who teamed up with younger Don's brother Wok in 1985, and both are still active in the company.

With a long history of high-value buildings behind it in both the residential and commercial sectors, Stehr Brothers has a well-earned reputation for tackling any type of construction project and completing to a high quality standard.

Don and Ola started the business in 1976, and younger brother Wok started his construction career with it before heading off to Norfolk Island to start his own company.

The original business initially specialised in small developments, such as building a couple of units behind existing houses, but on Wok's return to New Zealand in late 1985, the brothers teamed up under its current brand as 50/50 partners, with Don serving as financial director and Wok as construction director.

Today Stehr Brothers works from its own one-hectare premises on Kimptons Road in the Auckland suburb of Brookby, where it has a 150m2 office and conference block, backed up by a 200m2 workshop and storage area.

With a current staff of 12 the company has an inventory of plant that includes diggers, excavators, a traxcavator, tractors, transporter and trucks, giving it the capacity to take projects all the way from site preparation and foundation construction to building completion.

The quality of its work is evidenced in a succession of challenging projects, including the reconstruction and replication of an 1898 Herne Bay villa built of plastered blockwork that doubled the size of the house while retaining all its century-old charm.

"That was a wonderful project, and we were particularly proud of the outcome," Don says.

"We've also built some high-end homes in Auckland in the \$4m-\$6m price range that are fantastic properties that really show what we're capable of.

"On the commercial side one of our most satisfying projects was building a 4000m2



The quality of work is evidenced in this high-end period alteration and addition.

logistical warehouse in Takanini two years ago, and more recently a 1500-seat series of four grandstands, also in Takanini, on the Sikh Society's sports-ground."

More mundane jobs have included specialised garages to house classic car collections, animal housing sheds, watertight restorations and lesser residential builds.

"Over the years we've showcased our versatility no less than our quality, and that continues to hold us in good stead despite the market at the moment looking a bit depressed."

The company survived through the recent skilled labour shortages, and Don says these are becoming a thing of the past as the tightening construction sector sees some builders shutting up shop and their staff looking for new employment.

"We're blessed in having a very loyal team


led by efficient site managers, and that ensures we attract work – and workers – even during the tight periods."

He says there's nothing that Stehr Brothers can't build, and customers take reassurance from the company's flexibility and the high quality of their finish.





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MTP a one stop shop franchise

► Bernadette Cooney

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The MTP team handles every aspect from concept to completion, demonstrating extensive experience, an impressive portfolio, and a plethora of positive feedback and referrals.

Founded by current North Shore licensees Mark Trafford and Dean Larritt, MTP operates a licensed business model throughout the North Island, offering a complete design and build service for residential or commercial renovations. This includes bathrooms, kitchens, interior remodelling, exterior landscaping, decks, fences, and commercial property maintenance.

Mark and Dean bring a combined 50 years of construction experience to every project, regardless of scale, style, or age of the house.

"A recent renovation for resale project involved a three-bedroom, one-bathroom deceased estate home at Vaughan Crescent in Murrays Bay," says Mark. "A 1980's era home that we gave a full gut out and total interior remodel, added a second bathroom plus a total exterior renovation and landscaping. Adding value in preparation to sell."

MTP North Shore have renovated hundreds of properties throughout Auckland, the North Shore and East Coast regions.

"Whether you're thinking about renovating for resale or because you intend staying and need more room or functionality, we can help



"Look for a company that communicates well throughout. Look for a company that gives you confidence and reduces stress."

you decide whether it will add the value you expect and if it does, we can project manage the entire process from start to finish," says Mark.

Ensuring that a renovation would add real value to the home was the first step in knowing whether it's the solution you need, Mark emphasises.

"The key things to ask are; what's the property worth at the moment, how much are you looking to spend and what will the property be worth once the renovation is finished."

Beyond just aesthetics, MTP understands the importance of adding tangible value to your property.

When choosing a reputable building company, look for a builder that understands why you're renovating.

This foresight ensures that every dollar spent yields a significant return, whether you're renovating for resale or enhancing your living space for years to come. Qualified, experienced, licensed, and certified tradespeople are essential.

"Look for real testimonials from actual cus-

tomers and ask whether they can manage the whole project, end-to-end, including consents and compliance," states Mark.

"Look for a company that communicates well throughout. Look for a company that gives you confidence and reduces stress. Renovating is one the six most stressful things people can do, so work with a knowledgeable, trustworthy and authentic team."

A team like MTP, working across all aspects from concept and design through to project management, construction and landscaping, adding real value through its expertise.

Contact the MTP team today on 0508 273668 for a complimentary on-site consultation or to enquire about current franchise opportunities.



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Barn-style builds focus

► **Hugh de Lacy**

Niche design and build firm Modern Barn Living in north Auckland is enjoying such far-flung enquiry for its meticulously crafted barn style homes that company founders Sam Wilson and Paige Garner are now looking to partner with builders across the country with a vision of offering the epitome of contemporary living throughout New Zealand.

Sam and Paige ran a stock standard building company before they built their own barn style home in 2020. Before it was even completed, they recognised barn style as a good sense housing solution and rebranded to Modern Barn Living.

“I was always looking to do something different and when we built our own home, we found it so cost-effective and easy to build while looking amazing,” Sam says. “We thought hey, we can do this for other people and that’s how it all started.”

With its high quality yet simple structure requiring very little engineering and being quick to construct, time and cost are quickly saved with Modern Barn Living. With high ceilings and open structures, barn style homes can then be finished with some flair and high quality products.

“We’ve developed a range of concept plans to give our clients some inspiration, and these have been cleverly designed to save time and money on build costs so our clients can add the finishing touches they’ve always wanted. Each design has amazing liveability and character, and because of the modular shape, they are easily tweaked to suit any requirements.”

Modern Barn Living now has three house and land packages for sale at Warkworth Ridge, strategically located at the top end of the new northern motorway.

“This is a really desirable area,” Sam says. “Only 20 minutes from Orewa and so many amenities there really is something for everyone. PAK’nSAVE Warkworth opened last year, and a new aquatic centre with state-of-the-art gym is now under construction. Local schools are within easy reach, and Warkworth



Company founders Sam Wilson and Paige Garner.

Ridge has multiple parks, walkways, cycleways, and even a community centre planned. Every single site has the perfect orientation for maximum solar gain and a view across native forests, or rolling farm country, or even a glimpse of the ocean. It’s an up and coming area in terms of growth and capital gains.”

Modern Barn Living’s three house and land packages offer the ideal urban countryside retreat with different features for different people. All elegant and functional family homes, with four bedrooms, at least two bathrooms, and beautifully versatile outdoor entertaining areas, one offers a lock-up-and-leave lifestyle, and another multigenerational or home and income living.

High standards of quality can be seen throughout these homes, with board and batten cladding, engineered oak flooring, and the typical high ceilings and large open living spaces that Modern Barn Living is all about.

“Barn style homes are timeless - they’ll never go out of fashion,” Sam says. “They look so good for how simple they are to design

and build. That makes the process fun and easy for everyone, and we focus on providing a stress-free experience for our clients from initial enquiry through to handover. Building a Modern Barn Living home is a really enjoyable experience.”

Paige provides Modern Barn Living’s interior

consultancy and an open and friendly service to get clients’ interior spaces finished off in the perfect way.

She is always on the lookout for new and quality products and materials, and can source a variety of homewares and furniture for character filled homes at industry rates.

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Turning dreams into reality

► Kelly Deeks

Now building brand new homes at Lakeside, Te Kauwhata, Complete Residential has made the Kiwi lifestyle dream a reality for 25 families, with more home and land packages now available including affordable options starting from \$629,000.

Complete Residential is a locally owned and operated company headed by brother and sister team Greg and Jo Ninkie. Greg and Jo like to deliver high-quality, affordable homes for Kiwis, with their passion for creating environments people love to live in both now and in the future.

Lakeside has that easy-going, small town vibe and a warm and welcoming community, helping new residents to feel right at home from day one.

With 75ha of dedicated reserve and wetlands, and six kilometres of walking and cycling trails, there is room to roam with serene views of Lake Waikare keeping you in touch with nature.

“We are thrilled to be a part of building this exciting new development at Lakeside, Te Kauwhata,” Greg says.

“It’s an inspired new place to live, close to the small village of Te Kauwhata and right on the banks of Lake Waikare. Just 40 minutes north to Manukau or south to Hamilton, Lakeside’s location assures easy access to work, and quiet, relaxed weekends in your own home.

“With our affordable options, you and your family could be in your own home in this beautiful location starting from \$629,000, with three, four, and five bedroom options available.”

With young families of their own, Greg and Jo understand what is important to their clients when choosing a new place to call home. They take a down-to-earth approach and stick right by their clients’ sides through concept,



Lakeside has that easy-going, small town vibe.

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design, and build. Every step of the process is handled by Complete Residential’s close-knit team, right up until clients move into their brand-new home.

“Our homes are carefully thought out and designed to provide a comfortable, practical and functional place to live,” Greg says.

“This is evident in our show home at 2 Kumukumu Way, Te Kauwhata, which can be viewed by appointment.”

Complete Residential’s affordable three-bedroom, two-bathroom options offer the perfect blend of style and convenience in a serene setting.

Open plan living, dining, and kitchen with Smeg appliances and engineered stone benchtops open out to sunny outdoor entertaining areas with concrete patios and generous back lawns.

Complete Residential values the expertise of its staff, clients, and its reliable and trusted partners, learning together throughout each journey to increase and diversify its capabilities.

Using tried and tested processes, Complete Residential is proud to be efficient throughout the build process, working through challenges to their best solution and working hard to reduce environmental impact.



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Accolades now coming for young firm

► Hugh de Lacy

Build Unlimited has come from humble beginnings to target the bespoke architectural and character home building and renovation market in Auckland.

Founded by Pete Logan in 2017, Build Unlimited started out with small renovations but has since moved on to larger-scale projects such as a Parnell villa transformation on a tight timeframe of just seven weeks that earned the company its New Zealand Certified Builders Revere Accreditation, and a NZ Institute of Architects design award.

Build Unlimited is currently delivering a 35m2 extension and full interior renovation to an old villa in Herne Bay that was built in the 1880s.

“It’s a tricky assignment with high specifications, bringing the house’s aged services up to modern standards while still retaining its historic appearance and attractions,” Pete says.

“I really love this sort of job – it’s like assembling a whole lot of moving parts, and there are so many things to consider, from straightening sagging floors to getting interior fittings just right.”

Pete has extensive experience building high-end architectural homes, having completed his carpentry apprenticeship with one of Auckland’s leading architectural builders and, with such challenging projects behind him, he’s looking to expand his business into the up-market new builds that have always been his target.

“We like to work in collaboration with architects and our clients to bring their vision to life,” he says.

“I believe collaboration is essential to achieve the end result our clients are looking for. In my experience it’s best to engage us early in the concept stage: that way we can provide our clients with valuable information, and work with the architect to ensure our



Build Unlimited manages every aspect of the construction of their clients’ homes.

client’s vision is practical to build and within their budget.”

Pete’s approach is aimed at ensuring that clients don’t get final drawings completed, and plans in for consent, only to find the project is out of budget or difficult to construct, which

can cause significant cost increases.

Build Unlimited manages every aspect of the construction of their clients’ homes by providing full project management and using its extensive quality control process to ensure the project runs smoothly, on time and within

budget to the highest standards.

His aim to expand his business further into up-market new builds is being helped by the increasing availability of skilled tradespeople after an extended period when they were in short supply.



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Residential market on path to recovery

► **Hugh de Lacy**

In the face of evidence that the heat has come out of the residential construction market, NZ Builders partner and Commercial Manager Blake Cooper firmly believes now is a great time to build.

The Auckland company, founded in 2015 by Jesse Bird, has weathered the disruptions caused by the Covid-19 pandemic, the ups and downs of the property cycle and the supply chain and workforce challenges that followed.

Blake is confident the industry has overcome the worst of these challenges, particularly in terms of price hikes.

“It’s no secret that the market has come back,” Blake says.

“These have been challenging times for the construction industry with rising costs of materials and labour, as well as higher interest rates, but the market changes provide an opportunity for the best builders to rise to the top.

“The industry needs this shake-up to encourage efficiency and cost-effectiveness, and increased competition helps lower supply costs.”

The shortage of materials that hampered the recovery post-Covid has also eased.

“That’s a welcome change from just two years ago when even a basic four-by-two had a two-week delivery lead time.

“The availability of contractors and suppliers has also improved, helping us consistently deliver on time and on budget for our clients with certainty from reliable supply chains,” Blake says.

As NZ Builders approaches its tenth anniversary, the company has established itself in the Auckland market with a wide array of residential and commercial construction projects.

The company’s portfolio spans new architectural homes, renovations, alterations and small-scale multi-unit developments.

Operating from a boutique office on Hinemoa Street in Birkenhead, the company boasts a dedicated team of 20, including five apprentices.

Both Blake, who became a partner in 2017, and Jesse are qualified tradesmen who completed their carpentry apprenticeships in Auckland, Jesse with Harper Construction, and Blake with Coast and Country Homes.

The company’s versatility can be seen in the range of its current projects which include the



The NZ Builders team - the company has established itself in the Auckland market with a wide array of residential and commercial construction projects.

“The industry needs this shake-up to encourage efficiency and cost-effectiveness, and increased competition helps lower supply costs.”

renovation and extension of a bungalow in Grey Lynn, a double new-build villa development in Point Chevalier, and a renovation, extension and landscaping in Parnell, and a new-home build in Beach Haven.

NZ Builders is also committed to its community, notably through sponsorship of the local Birkenhead United Football Club.

Another driving force behind Blake’s conviction that now is the best time to build is the easing of labour shortages which seem to have become a thing of the past.

“The labour market is favourable right now because many builders are experiencing slower periods, leading to an increase in skilled tradesmen becoming available.”

Blake says further expansion of NZ Builders, potentially beyond Auckland, is on the horizon but the current focus remains on refining internal processes and delivery.

“Once we’ve streamlined our operations NZ Builders will be ready to take on projects in other regions and cities,” he says, emphasising a gradual and strategic approach.

Blake is confident the industry is on the path to recovery as the factors that led to the recent downturn are now largely behind it.





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The company’s portfolio spans new architectural homes, renovations, alterations and small-scale multi-unit developments.





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Classical elegance with industrial flair

► Karen Phelps

The recently opened ‘Retreat 1’ display home at 1 Stratford Drive, Cable Bay, Coopers Beach, seamlessly merges classic elegance with industrial flair and has proved popular with those who have visited it, says Advance Build Far North home consultant Tyler Dixon.

“Modern prefab homes boast high-quality design, materials and impressive sustainability credentials and this display home really showcases this,” says Tyler.

With 101qsm of living space, two bedrooms, and two bathrooms, the home packs a lot into the space. The master bedroom is a standout feature and incorporates a clever dividing wall that doubles as a concealed wardrobe, keeping the space tidy and stylish.

With its distinctive layout, housing two separate bedroom and bathroom wings on either side of the central living area, Tyler says that home is a great design for a short-term rental accommodation style home.

The display homes complements others located in Waipapa, Whangarei and Warkworth to meet growing demand.

Formed in 2008 and based in Northland, Advance Build is a family business, and constructs homes built in its custom factory in Waipapa, Kerikeri. Building in a factory avoids the inconvenience of a build on site and results in a high quality product for a great price. “As Advance Build manufactures its product indoors, there are no delays due to weather,” says Tyler. “Digital tools and automation in prefabricated construction not only streamline the building process but also enhance precision, reducing errors and inefficiencies resulting in a high quality product.”

Other advantages include minimising and controlling wastage and reducing travel time/cost to site.

Tyler says off-site construction is especially appealing in coastal and remote rural locations.

Advance Build typically builds a range of homes including functional family homes, contemporary beach baches, large lifestyle homesteads, weekend holiday homes and



With 101qsm of living space, two bedrooms, and two bathrooms, the home packs a lot into the space..

“As Advance Build manufactures its product indoors, there are no delays due to weather.”

retirement homes.

Tyler says working with the Advance Build team to build a new home ensures a hassle-free build experience.

The company has around 50 staff and roles

include architects, planners, quantity surveyors, drafters, Licensed Building Practitioners and project managers.

Advance Build’s package offer includes everything from design to site services.

Tyler says the client deals with a personal home consultant for the duration of the design stage with input from other professionals along the way.

Advance Build has a range of tried and trusted designs that can be used for inspiration or customised to suit requirements. People can add a garage, decks and a veranda and customise any plan with their own style of

kitchen and bathrooms and any other details needed. “Prefab homes have shed their ‘cookie cutter’ image,” says Tyler. “Every Advance Build home is uniquely fashioned to the needs of the customer. By combining efficiency with sustainability and design versatility, they present a forward-looking solution to modern housing challenges.”

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Hempcrete now in New Zealand

► **Hugh de Lacy**

It was a building company with a vision of sustainability, but Kerikeri's Rockstead Construction has been all but swallowed by its founder, Doug Sturrock's development of Geobind, a locally-made mineral mix that has brought hempcrete building to New Zealand – and to its nascent hemp fibre industry.

Doug, who grew up and completed a carpentry apprenticeship in St Andrews, Scotland, was otherwise twiddling his thumbs during the Covid lockdown when he discovered the extraordinary new building product, hempcrete, that was being enthusiastically embraced in Europe and North America, and was making an appearance in Australia.

Carbon negative and proof against fire, damp and mould, hempcrete is made as a board or a brick from one third hemp hurd – the inner stalk of the hemp plant – and two-thirds of a lime-based binder that cements the materials together.

Hurd is a by-product of hemp fibre processing, and would otherwise go to waste.

Until the recent establishment of a hemp fibre processing factory in Christchurch, hempcrete couldn't be made here without importing both the hurd and the binder, prohibitively expensive then and now.

With the sudden availability of hurd, Doug saw the potential to bring hempcrete construction to New Zealand too, if only he could create a binder from locally sourced minerals.

Which he did with the help of regional development agency Northland Inc, a \$250,000 arrangement with the Callaghan Institute to complete the research, and \$30,000 in prize money for winning last year's Business Innovation and Sustainability Award sponsored by Northland electricity generator and distributor, Top Energy.

Roger had been a carpentry globe-trotter before coming to New Zealand in the early 2000s, and starting his company Rockstead Construction in 2006.

He'd worked on historic buildings in Scotland and residential projects in France and elsewhere before ending up in New Zealand, doing stints in Queenstown, the Bay of Islands and Christchurch before settling in Kerikeri.

There, with Rockstead Construction, he found a ready market for his residential builds that focused on climate sensitivity and



Doug Sturrock: "There's no telling the impact it will have on the New Zealand building industry, but it'll be a big one."

sustainability, and the Covid lockdown gave him the opportunity to take those concepts further.

Today magnesium-based Geobind, which is proven to outperform imported binders, is being produced in commercial quantities.

At around \$2500/tonne ex the Tokoroa factory, or in 18kg bags at \$45 each, Geobind can be shipped to clients and timed with the

arrival of hurd from the Christchurch factory.

These homes would have virtually no heating or cooling requirements – hempcrete absorbs moisture from the air – and would last for hundreds of years.

"With Geobind we've closed the hemp geo-fibre loop to complete sustainability by making use of every part of the hemp plant, and so we're able to help others to innovate

with hempcrete" Doug says.

"We've taken up a waste product from the manufacturing process and turned it into a carbon-zero building product that excels in strength, stretch, durability, carbon sequestration and faster set strength.

"There's no telling the impact it will have on the New Zealand building industry, but it'll be a big one."

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Reputation fuels ongoing success

► Sue Russell

These are exciting times for Dean and Sharnn Lehmann, who own and operate a building business based in Morrinsville, Waikato.

Since establishing, in 2016, Dean, who has been building for 19 years, has completed many new homes, renovations in both residential and rural situations.

Those were busy days, with a brand new baby, but Sharnn says it definitely was the right decision.

“There are always risks to stepping out on your own, but we’re local people and know this community well and Dean has a very good reputation for the quality of his builds,” says Sharnn.

Business tends to extend all over the Waikato, a region peppered with a number of significant towns, including Morrinsville, Matamata, paeroa, Te Aroha, Cambridge

Rural work includes sheds of all shapes and sizes, feed pads and cowsheds between the demand from that sector and residential work, the business is very steadily busy.

Working with Dean is a team of four. It’s a good number, allowing for them to work together on the more significant builds, or split into two man teams as projects demand.

“We’re fairly happy with the size of the company at this stage in its journey. The more staff you have, and the more projects you’re on at any one time, requires more oversight from Dean, who enjoys being on the tools and one on one with the owners to be sure they are getting exactly what they are after.

Lehmann Building Ltd has had many apprentices enter the ‘Apprentice of the Year’ competitions, as a great experience and an opportunity to measure themselves against other up and coming builders.

Dean also likes to devote time and energy into training the team, instilling good work practices, such as leaving a site tidy, putting tools away once used; all the little but important things that make a job flow easier.

Sharnn takes care of the administration to keep the projects flowing well and with three children now, life is busy.



The couple use the services of their architect to design homes for clients and have a hand selection of subcontractors they use for all jobs

The couple also operate a farm, carrying service bulls and dry stock and when Business North spoke with Sharnn, were half way through building their own ‘dream home’.

“We’re out towards Tahuna and the home is being built on a hill with an amazing outlook. It’s really exciting to see the house come into form,” says Sharnn.

The couple have also built two show-homes during their time in business; positive experiences Dean says.

“They were a way for us to show-case the very high quality of our work. Everything we do is a high-quality build; we want everyone to have their own dream home.”

The couple use the services of their architect to design homes for clients and have a hand selection of subcontractors they use for all jobs.

“We like to work that way. You get to know your sub-contractors really well and they understand the quality of work you’re committed to doing on every project.”

So with their own house well on the way to completion and a variety of projects planned ahead, 2024 is continuing, as other years before, in a very positive fashion.



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Quality builds with the personal touch

► Richard Loader

For most people, building their new home is not just a major financial investment, possibly the biggest they will ever make, but also a very significant emotional investment, and that is something Tauranga based residential builder T&K Services takes to heart.

T&K Services Ltd is owned and operated by Truan and Karla Pennell, and supported by a team of two builders, including an apprentice, along with a subcontractor called upon as required.

“Over the years we’ve had plenty of opportunities to get a lot bigger in terms of our team, but I’ve deliberately kept the business quite small to keep it more personal with both our clients and our team members,” says Truan.

“I would like to think our success has been about the personalised aspect of what we do which reflects the high finishing that we achieve. It has also been about having a great team who play a key role in any build project.

“My primary focus is about the client being happy. I want to be able to say ‘hello’ to a client on the street and have a good catch up, rather than for both of us to avoid each other.”

While T&K Services now covers a wide range of projects from new builds and builds of multi-storey homes, to complex reclads to renovations, its humble beginnings commenced twenty years ago doing those smaller jobs right down to hanging a picture on the wall.

“The small jobs continue to be just as valuable to us as the big jobs. The big jobs give is the consistency of work, while the small jobs are what we can fit in between the bigger jobs when there is a hold up or gap between projects, and keeps the team busy throughout the year.”

Keeping it local, most of T&K Services projects, whether big or small, are in Tauranga, with some stretching into Mount Maunganui. While there is the occasional commercial project for an existing client, most projects are residential, gained either through word of mouth or repeat business.

“Every new build that we do has always been a one-off home, and typically outside of the square in terms of its design. Most clients will come to us with plans that have already



T&K Services now covers a wide range of projects from new builds and builds of multi-storey homes, to complex reclads to renovations.

been drawn up, so we do work alongside a broad spectrum of architects and designers. But if a client comes to us first with an idea of what they want to do, we encourage them to visit one of our favourite designers. An important aspect of what we do is that we work from the ground up on each project, so from that point of view we specialise in the complete construction.”

Encouraging their clients to be part of the total build experience is very much part of that personal journey that Truan and Karla are so passionate about.

“They can even be on the job swinging the

hammer if they wish,” says Truan. “Most of our clients have been heavily invested emotionally from the beginning and they like to be part of the process. We have had clients who have been on the job every single day, looking at the job, walking around the job, talking about the job, and getting the detail right. It’s just treating people how I would like to be treated; that’s how I feel about it.”

T&K Services has recently been awarded the contract for a bespoke residential project in Whakamarama Road, involving a substantial and elaborate two-bedroom home, along with a two-storey four-bay garage with an upper-level living area and a bedroom.

“That has been a very long-term project for the client in terms of design, and something they have been dreaming about for a number of years.

“Over the years we have done maintenance work for the clients and there would often be a conversation around one day building this house, and they would show me some concept drawings and ask my opinion.

“It’s pretty awesome now to be getting to a stage where we can actually put a spade in the ground. So, it’s very personal for me because the clients are so heavily invested with how it will look at the end.”

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“Every new build that we do has always been a one-off home, and typically outside of the square in terms of its design,” says T&K Services’ Truan Pennell.





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Groundwork expertise NZ wide

► Karen Phelps

In infrastructure projects it is often what lurks beneath the ground that can significantly impact outcomes.

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“Bringing all our experience to the table, along with our investment in modern specialised pneumatic and hydraulic powered drilling rigs, we undertake a wide range of ground engineering and slope stabilisation projects,” says one of the Groundfix directors Justin Wilson.

The New Zealand family owned business started in 2013 and is still owned by the original owners. The business has grown from operating out of a garage in a house to commercial premises in Silverdale and Christchurch, working New Zealand wide. Initially employing five staff this has now swelled to a team of over 100 people.

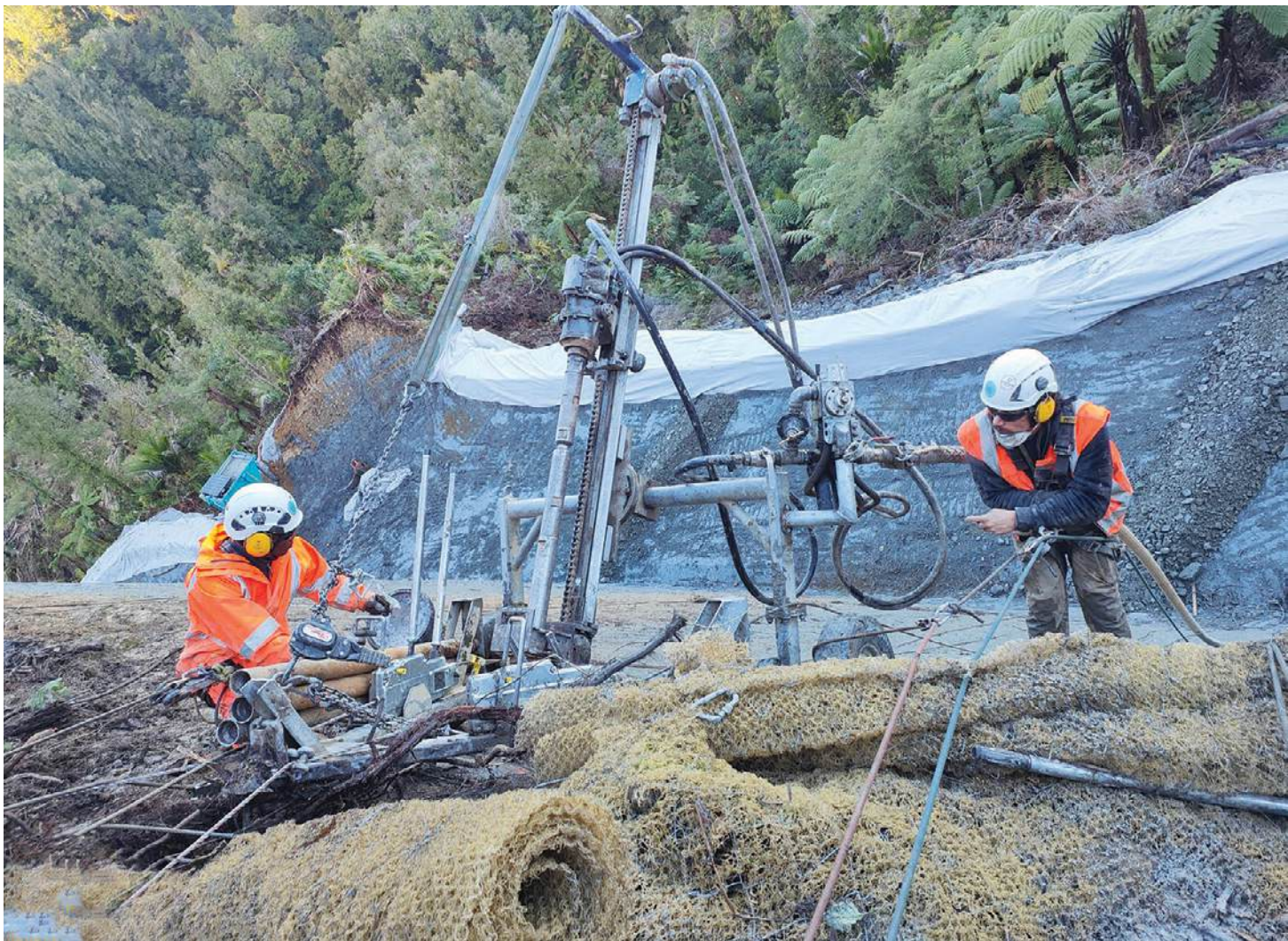
Justin says the key to success and longevity is a combination of experience, the team and commitment to quality, which has resulted in a trusted reputation. As an example Justin alone brings around 30 years of geotechnical construction experience in New Zealand and the UK to the table. Business partner Simon Bourke likewise offers an extensive geotechnical construction background and Justin’s wife Elisabetta, a chartered accountant, works in the business as CFO.

The company’s reputation has been further enhanced over the years by multiple award wins at the Civil Contractors NZ awards including taking out two national awards. In 2023 it won an APAC Geotechnical Contractor of the Year Award.

“Someone put us up for it,” says Justin, “and it was an honour to win. Ground can be difficult to deal with and it’s the background and education we have in terms of our team’s technical ability that sets us apart. This enables us to understand the ground environment we are working in and be able to front foot issues and solve them proactively for our clients.”

He credits his team as the backbone of the company’s success.

“We like to operate a friendly company staff enjoys working for and where they are recognised for their achievements and hard work. Without them we don’t have anything.”



Groundfix’s reputation has been enhanced by multiple award wins at the Civil Contractors NZ awards including taking out two national awards. In 2023 it won an APAC Geotechnical Contractor of the Year Award.

“We like to operate a friendly company staff enjoys working for and where they are recognised for their achievements and hard work. Without them we don’t have anything.”

The company invests heavily in training - both internal and external - and continuously upgrading and improving plant. Its work is supported at the office end via apps to create a fully electronic documentation process where information can easily be created, updated and shared.

Health and safety is a focus along with maintaining high quality levels. Groundfix has been ISO certified since 2018 and currently

holds the following certifications: ISO 9001 Quality Management, ISO 14001 Environmental Management, ISO 45001 Occupational H&S Management and ISO AS/NZS 4801 Occupational H&S Management.

Its concentration on continual excellence has seen Groundfix work with some major clients including McConnell Dowell, Fletcher Construction, Higgins and Acciona. Projects have been varied and often complex, winning

awards. For example the Vodafone building in Auckland where the water table was above bottom basement ceiling level, which saw Groundfix drill through the slab to below the bottom level and install 64 tension piles to hold the car park floor in place.

Another high profile project was the Water-view Tunnel in West Auckland.

“We got engaged by the Alliance when they drove the tunnel boring machine through and realised there was more water flow than expected. We were employed to drill through one tunnel lining within 300mm of the other tunnel lining.

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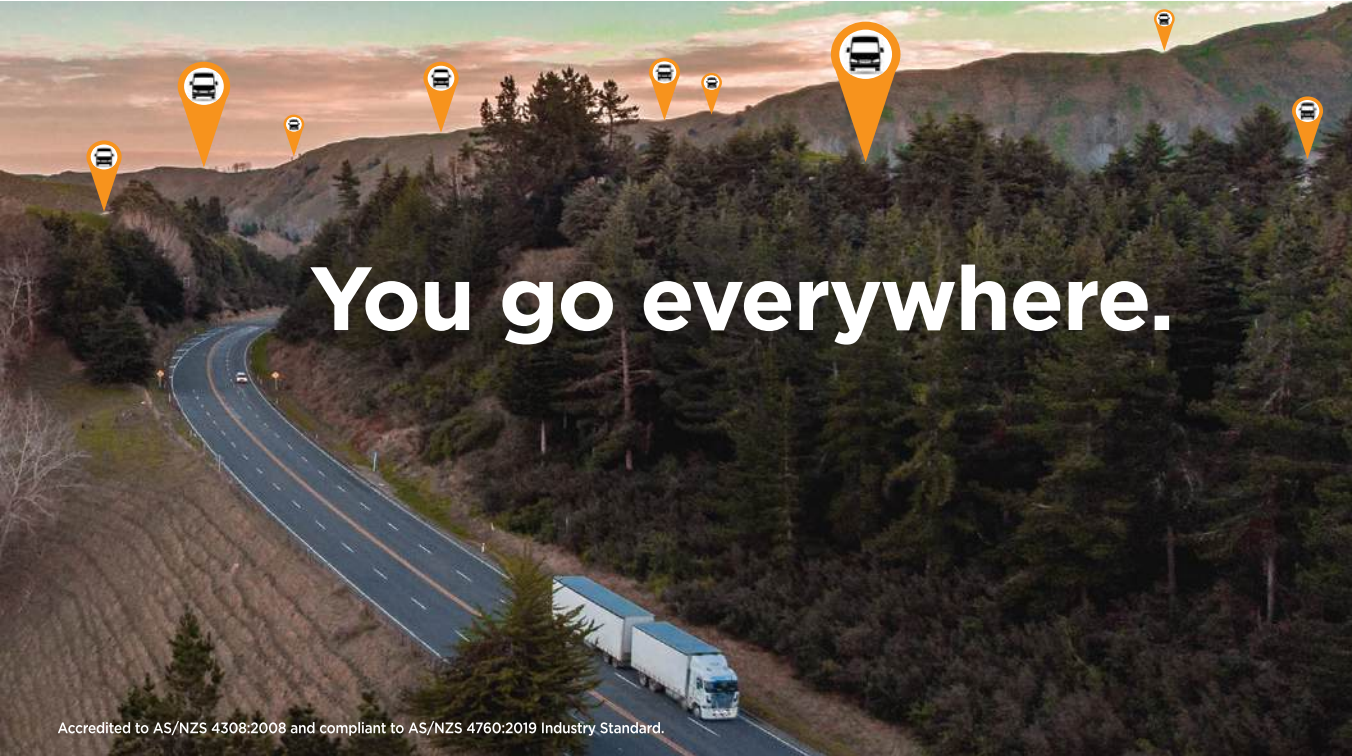
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Complex projects

▶ from page 100

“There were a whole array of drill holes at different angles we then injected grout through to make sure when they cut cross passages through between the two main tunnels they were dealing in almost dry conditions. We did double the amount of work for the same budget so the client was delighted.”

Justin says most complex projects involve water flow in the ground such as the Matawai Water Storage Reservoir in Northland. Groundfix sealed the majority of the ground-water flow by injecting grout under different mixes and pressures so there wasn't get a high ground water flow under the future dam.

Current projects include working for the TREC Alliance for the flood recovery in Hawkes Bay and cyclone repairs for KiwiRail for Auckland metro, remediating landslips, clearing blocked culverts and completing concrete repairs among other things. Justin says the latter includes working over long weekends and public holidays, 24 hours a day, once again highlighting the dedication of the Groundfix team.

Groundfix is also presently working in Wellington at Moa Point for the McConnell Dowell and HEB joint venture on the sludge minimisation plant putting in 300 tonne and 250 tonne capacity anchors to secure the structure in a seismic event. It is also working for private clients in Auckland to secure vulnerable cliff top homes after the floods.



Groundfix’s current projects include remediating landslips and working for private clients in Auckland to secure vulnerable clifftop homes.

“We have an 8 tonne restricted piling rig and are putting in up to 750mm diameter concrete piles to 15m depth. This rig gets to places where others can’t.”
Recent investment in plant includes new excavators and a 30-metre reach telehandler.

When coupled with a remote control drill the telehandler can complete work at height quickly and cost effectively, says Justin.
“Being in business is hard,” he says reflecting on over a decade of operation. “You put a lot of yourself into it so it’s a proud achieve-

ment to have reached that milestone. Our business is our people and we have a lot of long serving committed staff. We’re really proud of what we do and how we help to support communities and infrastructure in New Zealand.”



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Pipeline infrastructure specialists

► Bernadette Cooney

Fusion Civil Ltd, a skilled and experienced Northland-based civil contracting company, is making significant strides in the pipeline infrastructure for the Northland area. Specialising in civil construction and pipeline infrastructure including water, stormwater, and wastewater.

This family-owned business serves Northland, Auckland, and beyond.

Led by owner-operators Stuart and Sarah Littlechild, Fusion Civil's team of nine are ensuring the long-term reliability of Whangarei's water, stormwater and wastewater infrastructure through its services which includes trenchless technology pipe bursting, PE welding and pump station installations.

"We can take care of it all from design, supply and install for the three waters sector and project manage civil infrastructure projects for the public and private sector and residential and commercial developments," says Stuart who started Fusion Civil in 2021 following 20+ years within civil construction.

Steadily maintaining its professional network and portfolio of works since it began, Fusion Civil's dedicated team take great pride in their workmanship. "We believe a thriving business is a true reflection of great work culture. Here at Fusion Civil we're like family and acknowledge our team is our greatest asset," says Stuart.

Over the last three years the Fusion team have completed significant projects including a current water mains upgrade for the district council. "

"We're welding and installing 620 metres of trunk mains pipework and 340 metres of rider main pipework. We've also recently upgraded 530 metres of 630mm pipeline in Kerikeri."

Fusion Civil also collaborated with TDG Environmental (formerly known as Hydro Tech) to carry out the Kaiwaka wastewater renewals on SH1-Oneriri Road encompassing pipeline replacements across the Kaiwaka river bridge. The existing pipe bridge was struggling during bad weather, so the Fusion Civil team diverted the main with new polyethylene pipework and manholes and installed a new pump station south of the bridge.

"We're welding and installing 620 metres of trunk mains pipework and 340 metres of rider main pipework. We've also recently upgraded 530 metres of 630mm pipeline in Kerikeri."

"We've also carried out the upgrade of the Ruakaka wastewater network using pipe bursting method to replace the old damaged 225 pipework with 300 mm restraint pipe," says Stuart.

Trenchless technology pipe bursting was also used to replace old concrete pipelines with PVC restraint pipe at a new toilet block at the Waitangi Boat Ramp.

"We've completed over 30 pipe bursting jobs in the last two years on renewal projects."

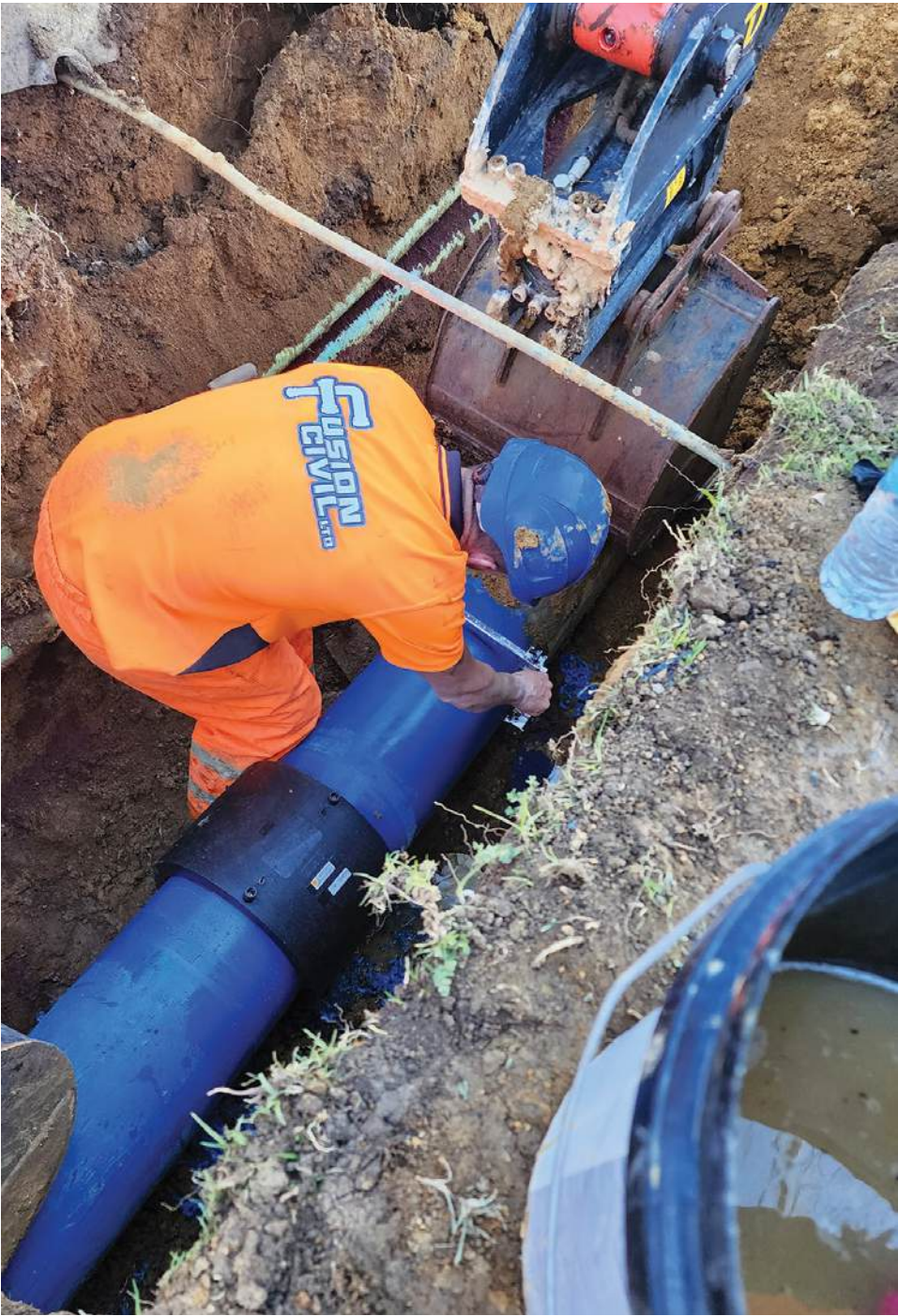
Fusion Civil has also completed multiple pipeline projects on subdivision developments from the Auckland region to the Hawkes Bay district.

Site Safe & Site Wise Gold certified, Fusion Civil pride themselves on their health & Safety management as it's a vital part of their services, providing a safe working environment for their team and clients is a top priority.

Delivering high quality civil contracting services of every scale and diversity, Fusion Civil specialise in accurate and robust civil works for residential subdivisions and commercial developments – taking care of earthworks, drainage, infrastructure installs, water network, pump systems, roading and footpath construction.

Owning their own fleet of trucks and machinery outright, allows Fusion Civil to offer cartage and quarry supply services too.

Call Fusion Civil today for its one stop shop, innovative civil works and pipeline installation services for public infrastructure, land and housing developments and commercial construction projects of any scale throughout Northland, Auckland and the wider North Island.



Fusion Civil is making big strides in pipeline infrastructure for the Northland area.

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Technology key for firm

► Sue Russell

Seventy two years ago, Bernie Smythe started installing phone and power cables using a mole plough. Those were pioneering days as new technologies were evolving.

Today, and three generations later, Smythe Contractors stands proudly as a leading underground drilling company, based in Cambridge, Waikato.

It was Bernie's oldest son Mike, and youngest son Kevin who saw the opportunities that would present by becoming a leader in the use of underground trenchless drilling technologies. Sadly Mike passed away in December 2013, so son David stepped into the role as Managing Director in 2016, flanked by cousin Mark and uncle (BB) Kev.

Carrying a long and proud history has been about maintaining the pioneering spirit Bernie exemplified and delivering exceptional quality work to a wide array of customers, from residential through to industry leading civil construction businesses as well as territorial authorities.

The company undertakes projects throughout the North Island, such is the depth and breadth of its resources.

David says the key to the company's longevity has been mastering the technology, mitigation of risks and the quality of the team it engages.

"Our culture permeates every part of the business," says David.

No matter the size or complexity of a project, Smythe Contractors always pays attention to the detail, in planning and execution. Not just the project, but the public, the residence and land owners.

"It's this dedication mutual respect, integrity that sets us apart."

And David says it's not just about sticking to the script; it's also about innovation.

"We thrive on solving problems and thinking outside the box. When working with other contractors, we embrace a collaborative approach. We're often called on to solve problems, and think outside the square," says David.

When *Business North* spoke with David, the company was busily working on some interesting projects.

The Whitianga Stormont lane, a project the client had wanted to perform for nearly five years but had not found a suitable solution

due the complexity of the scope of works, 80 metres down a steep bank, traversing the beach front with the most beautiful round stones and boulders.

Smythe Contractors was engaged to supply and install 315 and 280mm HDPE pipe by HDD on shallow grades (1%) whilst navigating difficult ground conditions, manicured gardens along a private right of way within 20m of beach.

"Collaboration with our client and construction partners, stakeholders and using several methodologies, achieved grades of 1%. Our team spent a full month doing additional work before we started on our contract works. Our client quickly recognised that a redesign would suit HDD works, and that we would be the team to achieve it," says David.

Working for Fulton Hogan, on a Waste Water Treatment Plant, Smythe Contractors Ltd was engaged to deliver HDD, civil drainage and utility and enabling works on a project that was close to home and close to the company's core values of delivering environmentally proactive projects, increasing the sustainability of clients' operations.

Originally a small contract, additional scope was added and Smythe Contractors Ltd were required to undertake complex tasks on a fully working, vertical construction site with intensive construction program, heavy machinery, concrete foundation pouring while achieving minimal disruption to client site operations.

"When this article goes to press we will be 800m into a 5,500m contract."

David stresses that uppermost when planning and executing a project, is care of the environment. The company's mantra to leave "No Muddy Foot Prints" is the foundation on which its reputation is based.

"We like nothing more than to exceed a customers service expectations and to build lasting collaborative relationships with our clients."

Building on the pioneering work of earlier generations, being prepared to roll your sleeves up and do the mahi no matter how conditions present, underpins how every project is approached.

Being a family-owned and operated business, David says, adds an extra layer of pride to everything we do.

"When we strive for excellence, it's not just about meeting standards—it's about upholding our family name and reputation. This commitment resonates with every member of our team, the wider family."



Cambridge based Smythe Contractors are leaders in the use of underground trenchless drilling.

He says in the civil construction sector, Smythe Contractors Ltd are not simply participants, but still pioneers.

"Our track record speaks for itself—consistently delivering and fostering meaningful

connections with our clients. It's not just about completing projects; it's about leaving a lasting impression of quality and professionalism."

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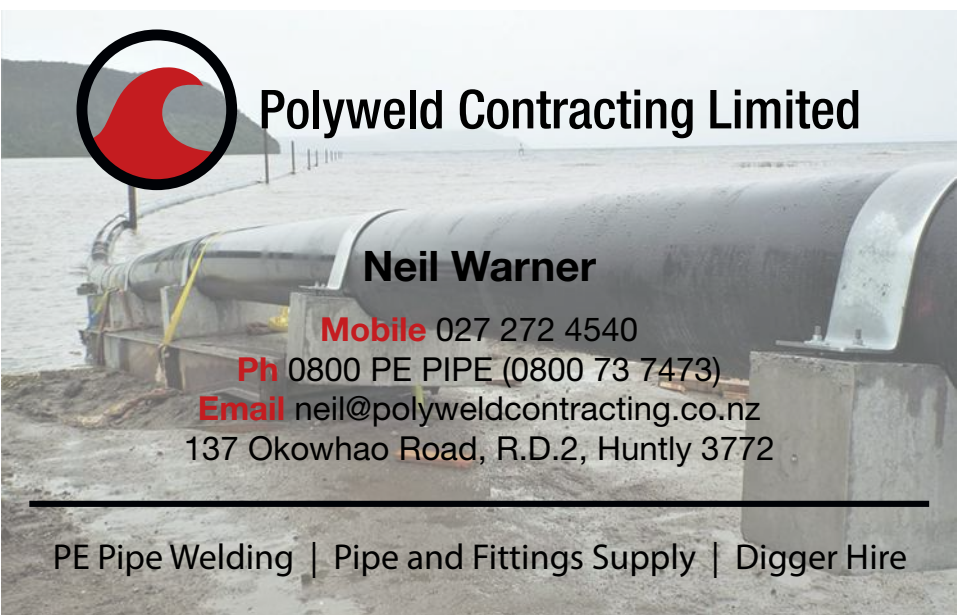


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RTW Roofing was awarded the contract to construct the roof and wall cladding of Kerikeri’s new Bunnings building.

Bunnings project big learning curve

► Sue Russell

Kerikeri-based Ryan and Trish Williams own and operate RTW Roofing, a company they established four years ago, after Ryan, who has worked in the roofing industry since the age of 17, decided it was time to step out on his own.

The area is flourishing, as people seek the lifestyle of the North and the retirement sector in particular has discovered the region is attractive to people slowing down from work or retired.

“There’s been growth in all the necessary infrastructure that needs to be in place for sustainable development to occur and while there are some current challenges in the market, driven by high interest rates and peo-

ple feeling a little uncertain about investing, longer term we both feel very positive about the future of our business,” says Trish.

RTW Roofing was awarded the contract to construct the roof and wall cladding of Kerikeri’s new Bunnings building; one of the largest buildings in the region. Ryan says the negotiation phase and all the subsequent systems they had to work through, were challenging at times, but also a really great professional experience.

“The whole project was a massive learning curve. Much more involvement for me in the paper-work, health and safety, making sure everything was ticked off. It certainly helped us grow more knowledge. Doing the work itself wasn’t hard, but it was more about all the internal workings,” says Ryan.

Both Ryan and Trish acknowledge they

started RTW Roofing from humble beginnings. With Ryan’s knowledge in roofing and Trish’s accounting background, everything they have put into running a successful company has been self-taught.

A key reason Ryan and Trish returned from working in Australia was to see their children provided with the opportunity to attend a Kura Kaupapa, where their learning was delivered entirely through te reo Maori.

“We wanted them to have that experience and see the language as an intrinsic part of being Maori and living by a Polynesian worldview.”

Ryan carries a wealth of experience in roofing, both residential and on large commercial projects while overseas. These days the bulk of work is in the residential sector, with a number of re-roofs currently underway.

RTW Roofing has completed several projects on the Waitangi treaty grounds, including the Marae.

“We’re currently working on the Te Tii Marae. We’re very supportive and keen to help with the ongoing maintenance of the site.”

Ryan says he carries a strong work ethic and desire to do the very best work consistently for every client, regardless of the size of the project and the budget.

“Every client I take on is very important to me. I think when you’re a small business you can have that closer relationship between the job and the client.”

Both Trish and Ryan are committed to making the very best of the opportunities that present in running their own company.

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Switched On celebrates milestone

► Sue Russell

Celebrating 20 years is a happy milestone for Michael Horsburgh and Paul O'Donnell from Hamilton's Switched On Electrical.

Their history however goes back considerably further when they became friends at primary school.

Today, Switched On Electrical engages a team of 17 electricians, including apprentices and two dedicated administration staff.

"We pride ourselves on the sustained training of top-class electricians from start to finish, who replicate the standard of work Michael and Paul put into every job," says Michael's partner and Executive Office Administrator, Annelee Scott.

To grow from humble beginnings to the size and scale the business is today, takes hard work and a passion to deliver to customers consistently first-class service.

And offering 24 hour, seven days a week service for electrical emergency and urgent work is another reason Switched On Electrical is thriving.

"We're proud to say we've become the most trusted and reliable electrical business in the Waikato," Paul says.

The list of services offered is extensive and includes:

- Electrical installs and repairs
- Repairs to hot water cylinders
- Stove, oven and rangehood install and repairs
- TV, internet and phone outlets
- Extractor fan installs and repairs
- Ventilation systems
- Spa and swimming pool
- Heat pump installs and repairs
- Switchboard upgrades
- Security Systems
- Complete house re-wire

Residential homes as well as rental properties often need regular maintenance to ensure their electrical systems are safe and working efficiently, while older homes need checking to ensure the wiring doesn't need replacing.



Switched On Hamilton's first van photo in 2004. The company headed by Michael Horsburgh and Paul O'Donnell is celebrating 20 years in business.

"Our routine maintenance service is very popular where we inspect and test existing systems and upgrade where necessary. This gives our customers peace of mind," says Paul.

Offering a pre-purchase electrical inspection is another valuable service Switched On Electrical provides, in just the same way pre-purchase building inspections are standard practice.

"We also work closely with designers, builders and our clients during the build phase to ensure the best possible electrical outcomes, within budget."

"Our electricians will carry out a visual inspection on the property you are considering. This would typically includes an assessment as to the health of the switchboard, the hot water system, oven/hob, rangehood, all the light fittings, switches and power points," says Paul.

Technology is rapidly evolving in the industry and Switched On Electrical are leaders in the latest uses of remote control systems, through apps and phones.

As proud members of Master Electricians, the company proudly stands by a \$20,000 workmanship guarantee, lasting 12 months from date of completion of the project or the date stated on the Certificate of Compliance (COC), whichever is later.

"We also work closely with designers, builders and our clients during the build phase to ensure the best possible electrical outcomes, within budget."

While the residential sector is a key one for the company, Switched On Electrical also offers its expertise to commercial fitouts right through to large-scale industrial-sized electrical systems. Regardless, the same attention to detail is given to each and every job.

Asked what makes the company tick, Annelee says its the leadership of Michael and Paul, the care they put into training their team and creating a special team culture and the attention to detail afforded to every project.

Both Paul and Michael thank their hundreds of loyal customers who have supported them over these past two decades.

"Finally, we wouldn't be where we are without the fantastic team we have. I'd like to acknowledge every one of them for all the work they have done over the years to get us where we are today," Michael says.

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Retaining walls, fences a core focus

► Sue Russell

Adam Wilson, of Hamilton Fencing, says that business continues to be very good, putting down this good fortune to the year's of hard work he and the team have put in.

"We have some wonderful long standing clients and strong relationships with property developers. Because we offer retaining wall work when land is being developed and then follow up with fencing work for home owners, we get two bites of the pie," says Adam.

These days, Hamilton Fencing has a team of 22 full time and one part-time staff and are very active in what Adam calls the Golden Diamond encompassing Te Kauwhata to the north, west to Raglan on the coast, south to Tokoroa and east to Whitianga and Coromandel Peninsula.

"This keeps us plenty busy as more and more land is being developed for new housing."

Working across large-scale commercial projects to smaller residential jobs, Adam says by deliberately concentrating on retaining walls and fencing, the business model is very strong.

Hamilton Fencing is geared up to take care of all site preparation and excavation work, through to the completed fencing or retaining structure.

"Our clients know we know exactly what is necessary and we only produce quality work that will stand the test of time. That's what our reputation has been built on."

Adam's very aware that both the fencing and retaining divisions are vital to the continued success of the business. Both are needed to ensure company profitability.

This year is the company's quarter century in business which is owned by Carolyn and Scott Harvey. Adam, who comes from a Project Management background in construction and before that IT, has been with the business 6 years.

"Scott concentrates on the retaining wall work and likes to be on the tools, whereas I enjoy the paper-work and organisation. I think its a real strength of the company that Scott is actively out there with the teams, doing the work with them and passing on knowledge."

Having the two arms of activity that complement each other means that over the years, a solid core of loyal and long-standing clients have evolved.

"It's true to say that fencing and retaining is a competitive industry to be part of but because we do the two, can also handle all the site work through partners such as Vision Complete Earthworks and deliver consistently high standards of work, our clients come back to us time and time again."

As far as the retaining walls division is concerned, Hamilton Fencing engages pro-



Hamilton Fencing is geared up to take care of all site preparation and excavation work, through to the completed fencing or retaining structure.

fessional engineers, however there's a strong element of information flowing from Hamilton Fencing to these engineers, given the years of experience and understanding what has to be in place to successfully build a strong, permanent retaining wall system.

Adam says 2024 has started off with a hiss and a roar and looks to continue to do so. The company is currently engaged on two substantial sites at Lockerbie Estate in Morrinsville and for Pragma Homes in Horsham Downs, Hamilton North.

And in exciting news, the business, which is based at Gordonton Road, on the outskirts of Hamilton will be shifting to new premises, to be completed in two years, signalling further capacity and development.

Two new staff members have joined the company in recent months, another indicator of a positive time ahead.

"We employ people based on attitude and work ethic. We work closely with Vision Complete Pathways, who find people who would benefit from a fresh employment opportunity. They are about lifting people up into a more positive space and potential and we're proud to be a part of that vision."





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A photograph of a residential property. In the background, a white house with a red roof and a balcony is situated on a hill. A wooden fence runs along the top of the hill. In the foreground, a wooden retaining wall is visible, and a large pile of dirt and debris is on the right. The sky is overcast.



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Playground project wins award

► Bernadette Cooney

Bespoke Landscape Architects, a renowned landscape architecture practice based in Newmarket, has shared a prestigious award at this year's New Zealand Institute of Landscape Architects (NZILA) Awards.

Their recognition underscores the firm's commitment to excellence in design solutions across a variety of projects and scale.

The Auckland-based firm was a co-recipient of the Te Karanga o te Tui category at the 2024 Resene NZILA Awards for their remarkable design and construction of the Te Kapua Park Playground in Turangi.

The Te Karanga o te Tui category is awarded in recognition of the most outstanding achievement in demonstration of the Te Aranga principles.

This \$1.2 million destination playground, situated in the heart of the Turangi township, is the result of a collaboration between the Taupo District Council, Bespoke Landscape Architects, and local iwi partner Ngati Turangitukua.

Completed in October last year, the playground occupies the southeastern corner of Te Kapua Park and is a vibrant testament to the rich cultural heritage of Ngati Turangitukua.

Lee Brazier, principal landscape architect and director of Bespoke Landscape Architects, expressed pride in their recognition.

"The design weaves the story of the iwi's association with the Tongariro River, Mount Pihanga, and the wider region, including their primary settlement at Waitahanui Pa," says Lee.

The playground features a sinuous path symbolising the Tongariro River, connecting various play areas that symbolise natural elements.

"This layout not only enhances the play experience but also educates visitors about the local landscape and cultural heritage."

Amenities such as picnic areas, seating, drinking fountains, and BBQ areas are seam-



Te Kapua Park playground in Turangi impressed judges at this year's New Zealand Institute of Landscape Architects (NZILA) Awards.

"The design weaves the story of the iwi's association with the Tongariro River, Mount Pihanga, and the wider region, including their primary settlement at Waitahanui Pa."

lessly integrated, ensuring the park offers an enjoyable, unrushed experience for families.

The cultural design of the project was led by Ngati Turangitukua artist Te Maari Gardiner and carver Te Ururangi Rowe, who crafted a series of stunning designs that could be applied to the various play structures and integrated into the safety surfacing areas.

Lee says that this collaboration ensured a high level of cultural expression that reinforces the significant contextual relationships that

Ngati Turangitukua hold with the landscape around this area of the Tongariro River.

The judges highlighted the project's success because of the "credible outcome of co-design, understanding, and care" among the collaborating parties, benefiting the Turangi community today.

This year's NZILA awards also bestowed a Play Spaces Excellence Award on Bespoke Landscape Architects for Te Kapua Park, and in 2022 they were joint category winners in

Education & Play and received a Special Recognition in the Te Karanga o te Tui category for their Warrior Mountains Playgrounds in Taupo.

The firm has developed a niche for designing destination playgrounds, and this accolade affirms their expertise and impact.

Bespoke offers extensive national and international experience in designing and delivering large-scale parks, recreation areas, and civic spaces.

Since being founded in 2005, Bespoke Landscape Architects has led and been a part of multidisciplinary teams offering comprehensive design, management, and construction services for public, commercial and residential landscape developments across New Zealand.



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Successful career path set in stone

► Kelly Deeks

Starting in 2011 with little more than a dream and some relentless determination, Universal Granite and Marble is now New Zealand's largest distributor of stone, with the widest and most diverse range of natural and engineered stones.

Universal Granite and Marble director Siva Kilari arrived in New Zealand in 2001 from Tirupati, a city in South India, to complete a computer science degree.

"I had the option to study in the United Kingdom, Australia, or New Zealand, but I chose this great country because I was a fan of the Black Caps, especially Stephen Fleming," Siva says. "In 2004, I graduated from Unitech Auckland."

Siva had always dreamed of owning his own business and to make this dream a reality, he started working for John Andrew Ford in Auckland and drove taxis at night to save money. One day, during a lunch break, he saw a truck carrying stone slabs drive by.

"This made me curious, and after some research into the stone industry, I decided this was the right business for me. With money borrowed from friends and credit cards, I founded Universal Granite in 2011."

The business began with a single shipping container in a gravel yard, but from the start, Siva aimed to offer the largest range of stone in New Zealand. Like many Kiwi ventures, this goal was fuelled by relentless determination. Siva went door-to-door introducing himself to every stone fabricator across Auckland and 13 years later, Universal Granite and Marble has become the country's largest distributor of stone, with showrooms in Auckland, Wellington, and Christchurch, and its own fleet of trucks and drivers making deliveries of this fragile freight from Kerikeri to Invercargill.

Siva attributes the realisation of his dream and the success of his company to the strong supplier relationships he and the team have developed over the past 13 years through annual trips to quarries worldwide.

"Ensuring our customers are the first to discover new stones is a key part of our offering," he says. "I want people to be amazed when they visit our warehouses and see the thousands of slabs on offer, knowing they have access to almost endless design possibilities. There's nothing more rewarding than working with designers and fabricators to bring someone's dream to life."



Universal Granite and Marble offers a broad selection of high quality stones at competitive prices.

As the exclusive suppliers of UniQuartz, Ascale, COMPAC®, and TPB tech Invisible Induction Hob, alongside a range of natural stones from Antolini, Universal Granite and Marble aims to offer Kiwis a broad selection of stones at competitive prices.

Siva says the stones Kiwis need for your benchtops, bathrooms, and floors don't all come from the same place.

"You must search various parts of the world for the right stone. Italy, for example, is famous for its stones like marble, historically used in sculptures like The David, and Travertine used to build the Colosseum. Brazil is known for its colourful quartzites, and India for its granites. Additionally, there are stones like dolomite, sandstone, onyx, and more, each with unique properties perfect for a variety of design applications."

He says the best part of the stone industry is working with exceptionally talented designers and fabricators. "Stone plays a significant role in bringing beauty to interiors, and there are some incredibly skilful people out there making these designs a reality. Unless you've



been into a fabricator's workshop, you don't realise how much precision goes into something as simple as a countertop with a sink in

the middle. These people are true masters of their craft, and the designers are the artists who bring it all together."



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Family proud of history

► Sue Russell

Bob Yelavich may be 91 years old, but there are no signs he’s slowing down from his generational connection to Yelavich Transport, a company he’s helped nurture and now steadfastly ‘oversees’, based in Henderson, in Auckland’s western-precinct.

Today, son and Director Milan along with his wife Angela has assumed full responsibility for the business’s continued success, but also acknowledge that Yelavich Transport is very much working ‘on the coat-tails’ of the Yelavich brothers, of which Bob was one.

“We’re tremendously proud of our family’s longevity in the transport sector. Each generation, from my grandfather, Ante Jelavic who arrived in Auckland in 1904, who with his sons formed Yelavich Brothers Ltd in October 1947, has imprinted the business with a strong work ethic that carries through to us all today,” says Milan.

In 1953, Yelavich Brothers, already involved in trucking, moved into occupying and running the Waitakere Quarry, providing aggregate for the growing community and councils in the district.

Today, Yelavich Transport Ltd manages the Muriwai Sandstone Quarry, west of Waimauku, supplying Run of Pit Sandstone and milled sandstone products.

Asked how business has been Milan says the business is ticking along nicely, with well-established clients in the sectors it serves.

“We are also lucky to have a core group of staff who have been with us for a while. The longest serving truck driver has been with us for over 15 years. As drivers, they need to have a professional attitude because as you can imagine, driving around Auckland can be very frustrating.”

It is not only around the delivery of aggregate that keeps the wheels turning for Yelavich Transport. There’s also the transporting of kiwifruit, which the business ventured into around 20 years ago, moving the fruit from the orchards of West Auckland to a



Delivery of aggregate and kiwifruit are a focus for Yelavich Transport.

“We’re tremendously proud of our family’s longevity in the transport sector. Each generation, from my grandfather, Ante Jelavic who arrived in Auckland in 1904, who with his sons formed Yelavich Brothers Ltd in October 1947, has imprinted the business with a strong work ethic that carries through to us all today.

pack-house and then on to Mt Maunganui for export.

The business is located at 20 The Concourse, Henderson, where a supply yard of aggregates is also found.

Milan says that toward the Covid era and immediately after, the transport sector was busier than it had been for a long time. Today, business is somewhat quieter, however he reflects that one of the advantages of being involved in the industry so long is that there is a cyclical nature to how busy they are, and

where demand for their services comes from.

“We hope to be able to ride out the current slowdown in construction without losing any employees which is very important to us. The economy’s ups and downs are one of the reasons that we have never got any bigger than we are now.”




During the kiwifruit season Milan says he is driving a lot of the time, however at other periods he tries to stay out of the trucks as much as he can. Wife Angela is Office Manager, and of course there’s Dad Bob, on site every day.

“We still have many customers who ring up and want to talk to Bob for advice or a quote. Being in business 76 years and counting is setting quite the record of achievement.

He just wouldn’t think to not be here. It’s been his whole work life and that’s wonderful.” Today, there are 12 full-time staff, across, admin, driving, dispatch; as big as the company has ever been.

And carrying on the theme of generations investing in the business, Milan’s son Logan is also actively involved. The company has in the past always been loyal to the International brand of trucks although nowadays the comfort and safety features provided by the European brands are now being seen in the Yelavich colours.

Its fleet includes six wheeler tip trucks, truck and trailer units, an articulated truck and curtain sider truck and trailer units, used for transporting general freight within the North Island.



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Oversized loads a focus for transport business

► Bernadette Cooney

TDM Transport Ltd stands out as a premier transporter of over-dimension loads across New Zealand. Established just four years ago, this dynamic and forward-thinking company offers innovative transportation solutions for various industries across both the North and South Islands.

From modular and portable buildings, containers, and tiny homes to vehicles, caravans, and large storage items, as well as meeting farming and industrial requirements, the experienced team at TDM Transport can safely and efficiently move it all.

“We’re a specialised transport company that excels in moving modular buildings of any type and scale,” says co-founder and Operations Manager, Anthony Blackmore.

They provide bespoke transport solutions for oversize loads that demand extra care and attention.

Founded in 2020 by Trent Montgomery and Anthony Blackmore, TDM Transport emerged to address a clear market need. With backgrounds in diverse industries including construction, the co-founders identified a gap for operators capable of handling modular buildings at scale.

“We noticed a growing demand from modular building and frame and truss manufacturers throughout New Zealand, and we’re meeting that demand head-on,” says owner Trent Montgomery.

TDM Transport also extends its transportation services to Mobile Screening Units around the Waikato and Coromandel regions. With depots strategically located in Hamilton and Christchurch, TDM Transport offers nationwide transportation services, whether urban or rural, day or night.

“Our team of class 5 truck and trailer drivers are highly experienced,” says Business Development Manager Julian Nanayakkara.

“They are skilled in operating a modern diesel mixed fleet of truck and trailer units, Hiab trucks, transporters, specialised off-road vehicles, and pilot vehicles.”

“We’re fully licensed drivers providing professional and personable service with a commitment to timeless values, ensuring that we deliver on our promises with integrity and reliability.” Julian adds.

“We meet with the client to understand exactly what they aim to achieve. We review the site, drive the route to ensure no obstructions, and communicate with neighbours and local businesses when working in their area.”

Geared to the uniquely New Zealand market, TDM Transport values their client relationships, taking time to understand requirements comprehensively and are committed to delivering professional and personable customer service.

“We meet with the client to understand exactly what they aim to achieve,” explains Anthony.

“We review the site, drive the route to ensure no obstructions, and communicate with neighbours and local businesses when working in their area.”

TDM Transport takes its on-road and health and safety responsibilities seriously, ensuring compliance with all required permits and public liability insurances.

Moreover, they prioritise environmental sustainability by employing electric-powered pilot vehicles and optimising on-road efficiencies while considering public and traffic safety while also minimising disruption.”

“In an effort to reduce our carbon footprint, we sponsor the planting of 4,500 trees,” says Anthony.

TDM Transport is dedicated to giving back to communities, exemplified by their assistance in transporting building materials and animal feed to cyclone-stricken Hawkes Bay farmers last year.

TDM Transport is more than a transport company; it is a responsible, community-focused entity committed to shaping the future of New Zealand’s road transport services.

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Orchard assets that stand test of time

► Kim Newth

Southern Cross Horticulture (SCH) is an intergenerational family-owned business with a proud track record of creating and managing the world's best kiwifruit orchards for more than 40 years.

Today, Southern Cross Horticulture is one of the country's foremost orchard developers and producers of SunGold and RubyRed kiwifruit.

The Dunstan family's journey of innovation began when Chris Dunstan planted his first kiwifruit orchard in 1977. Together with his wife Shirley and sons Russell and Andrew, Chris went on to establish a string of successful orchards over following decades. The Dunstan family's brand continues to stand behind every orchard that SCH creates and manages. Five core values – excellence, integrity, teamwork, relationships and attitude – form the foundation for their many fruitful partnerships and collaborations.

Their expert team at SCH works closely with kiwifruit growers and landowners to provide an end-to-end service in orchard development, as well as joining up with investment partners to build successful orchards that deliver excellent cash returns.

"We are by growers for growers, with a deep passion for this industry and its future," says Josh Mounter, Southern Cross Horticulture CEO. "We have the people, the resources, the drive and the vision, coupled with a proven track record that demonstrates our longstanding commitment to achieving outstanding performance."

Southern Cross Horticulture's unique business model spans the whole life cycle of a kiwifruit orchard from land selection and orchard design through to raising young plants in their own nursery, constructing and establishing orchards and crop management. "We have a competitive advantage in developing and managing the end to end solution. A key success to date is in delivering on what we say we will do in terms of timeframe to first crop, and yields achieved at first crop well ahead of industry average."

An early adopter of the SunGold variety, SCH today has around 500-hectares of Gold under their management with 5.1 million trays packed in 2024, (equating to 4.1% of industry). Ninety per cent of their kiwifruit orchard portfolio is in the Bay of Plenty, concentrated in Te Puke, with orchards in Edgecumbe and Katikati, as well as further afield in South Auckland.



Southern Cross Horticulture is one of the country's foremost orchard developers and producers of SunGold and RubyRed kiwifruit.

"We have the people, the resources, the drive and the vision, coupled with a proven track record that demonstrates our longstanding commitment to achieving outstanding performance."

"We have 250-hectares that we manage on behalf of external customers, who are growers we work alongside. The other 300-hectares are co-investments, where the Dunstan family has invested alongside like-minded partners to develop the world's best orchards. What appeals to partners is having that security of a multi-generational family with so much industry experience investing alongside and targeting over double-digit returns."

A recent example of this co-investment approach was a limited partnership project called Hereford Park, where long term investors were given an opportunity to own a proportional share in an industry-leading 44-hectare Red and Gold kiwifruit orchard. SCH orchards produce crops from as early as 21 months in the ground, and their first and subsequent crop yields outperform the industry average, with those income benefits

passed on to their investors. "In that particular limited partnership, the Dunstan family is a key investor. Several of the partners are people who have already invested in other partnerships with us and want to put their money into the next one as they are really happy with the returns they are getting. We broke ground on this latest orchard in January 2022 and expect to have it fully planted by this Christmas. We're planning to harvest our first crop of SunGold next April." Their first limited partnership like this was offered in 2018, with one a year developed ever since then.

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Ninety per cent of SCH's kiwifruit orchard portfolio is in the Bay of Plenty, concentrated in Te Puke, with orchards in Edgecumbe and Katikati, as well as further afield in South Auckland.

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End-to-end service

▶ from page 114

“We have seven partnerships and are in the process of closing our eighth, Aurora Gold. This one is unique to our previous partnerships as it also has a green haywood orchard that has been cut over to SunGold. We will be harvesting our first crop this season – targeting over 14,000 trays per hectare – in March 2025.”

With over a hectare of greenhouses, SCH grows some 200,000 quality plants a year. “We believe they provide growers with the best platform for establishing an early crop and replacing an underperforming plant.”

Their focus today is very much on the SunGold and RubyRed varieties. Along with SunGold, SCH has around 50 hectares of RubyRed under their management. The company employs around 100 in their permanent team as well as a seasonal team that can fluctuate between 80 and 300 people depending on seasonal workloads.

“We started our own internal labour force in response to Covid,” observes Josh. “It became too risky to rely on the market for all our labour needs during time critical tasks. This year, we have found it easy to get the labour needed for the harvest season.”

Josh notes that this year’s harvest conditions were the best in 20 years, producing a bumper harvest volume that was 40% higher than the previous year. “We barely felt rain at all in harvest – it was magic.”

Within their young and growing team, SCH is working hard to train, mentor and develop the next generation so they can continue to



SCH works closely with kiwifruit growers and landowners to provide an end-to-end service in orchard development.

drive the company’s mission, purpose and values. “We are eager to support and grow passionate people who are driven to bring their best self everyday.”

Reflecting on his own journey of progression with SCH since 2021, Josh finds much to admire about the company and the Dunstan

family’s business ethos.

“They have always been focussed on achieving that next one percent of excellence – and are really passionate about enhancing the lives of our team, customers and community. The business has grown organically from strength to strength as a

result of their culture of excellence and trust.”

Backed by decades of industry experience, SCH faces a confident future with a team that continues to set a high bar on quality and on creating world class, resilient orchards that produce top quartile crops.



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The company employs around 100 in their permanent team as well as a seasonal team that can fluctuate between 80 and 300 people depending on seasonal workloads.



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Nature friendly apples with exceptional flavour

► Sue Russell

Wendy and Craig Dowling were drawn to organic horticulture because they believe that following these nature-friendly practices is not only great for the environment but also produces exceptional apples in both flavour, crunch and appearance.

Based in Haumoana and Meeanee, Hawke's Bay, the couple tend to four orchards, three owned and one leased block, extending over a 40ha footprint.

Craig's history in Horticulture extends back decades. Growing up on an orchard block operated by his parents, it wasn't surprising that Craig felt a strong pull to continue the family tradition.

In the past Wendy and Craig have operated up to seven orchard blocks. Wendy says they have been in the orchard-game long enough to see varieties come and go, at the whim of the market.

"It's fair to say that in the last four or five years the sector here has had a bit of a downturn and its not hugely profitable any more. We are more discerning as to what varieties we grow these days and the profitability of each block," Wendy explains.

The burgeoning of new apple varieties has brought challenges and opportunities. As certified organic growers, there are clear restriction on what products can be used to protect apples from disease. Some varieties, can't be grown under organic systems but Wendy says there is still interest by consumers in organic produce which can carry a premium.

"When we're assessing varieties, we have to know that we can grow them under organic systems. We have fewer options accordingly but that's something we're prepared to live with, given we know our apples are special and there's a discernible difference in taste between organic and non-organic fruit."

Bayleaf Organics is the first working orchard in New Zealand to trial growing Rocket applies organically, grafting them on to existing trees last year. Craig and Wendy are keen to develop organic Rockit™ here and Wendy describes them as wonderful eating apples, with an amazing potential market.

"When we're assessing varieties, we have to know that we can grow them under organic systems. We have fewer options accordingly but that's something we're prepared to live with...."

"It's pretty small here in New Zealand but in the Asian markets it is very popular, lasting and storing well. One of our friends had been growing Rockit™ and we had an under-performing block so used the opportunity to see what we could do with Rockit™ on that plot of land."

Wendy says they are looking forward to seeing what becomes of the trial and the quality of harvest produced next season is exciting to contemplate. It will take three seasons to really establish the crop well and to know what its potential is.

Along with Craig and Wendy, four other permanent staff and 26 RSE's during the peak season keep the orchards ticking over. Bayleaf Organics is approved RSE employers.

When Business North spoke with Wendy that very day a new accommodation block for workers was being delivered on site.

When the cyclone occurred last year about a third of the crop was lost, and though a lot of rain fell, fortunately the orchards didn't get the build up of silt which was so devastating to other parts of the region.

"Our production has certainly been impacted but we were very surprised at how well the trees managed. With bridges down we couldn't get over to some of our blocks to check."

At that time Gala apples were about a week or two from being harvested. Wendy says they believe that having been organic gave the trees a better prospect of coping with the huge amount of rain.

Bayleaf Organics has been accepted by Foodstuffs to sell some of its organic apples at its Hawke's Bay supermarkets, something Wendy says is an exciting development, which may lead to wider access to the consumer market.



Bayleaf Organics has been accepted by Foodstuffs to sell some of its organic apples at its Hawke's Bay supermarkets.

As a relatively small scale producer Wendy says these days there is little flesh in the sector, calling for a focus on innovation to bring about efficiencies.

For fruit that doesn't meet the pristine grade for overseas markets, Bayleaf Organics has teamed with Sunfruit. Any fruit not of ex-

port quality is repurposed and used in juices and baby foods, and for apple cider vinegar.

"We're pleased about this as to see great fruit going to waste is heartbreaking. Now we know that the vast majority of what we grow is put to good use with very little waste in the system."

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Organic honey shines at food awards

► Kim Newth

Organic honey producers Shayne and Elizabeth Mackenzie are celebrating a fantastic debut at the 2024 Outstanding Food Producer Awards after all six products in their Woodland's Organic Honey range achieved medal-winning recognition.

Woodland's was awarded three gold and three silver medals for their premium organic raw mānuka honey.

"We're really blown away with the result," says Elizabeth. "We always knew the honey was good, but we did wonder how it would stack up against other locally produced top quality honey. To win six medals is fantastic for our team of beekeepers and honey packers too – we're all really excited."

Launched in 2018, the Outstanding Food Producer Awards celebrate the best of New Zealand's food and drink producers. Awards head judge Lauraine Jacobs praised the high quality of honey entries this year, observing that the range of distinct flavours, coupled with excellent texture, was a hallmark of many entries. In total, 10 gold medals were awarded to locally produced honey, along with seven silver medals and one bronze.

Mānuka honey is valued for a natural compound called Methylglyoxal, or MGO – the higher the MGO, the more potent the honey. Woodland's Organic Raw Mānuka Honey ranges from MGO50+ right up to MGO550+, all certified organic by BioGro.

Their highest MGO550+ rated product is described as rich, raw and sweet to the taste with a smooth to slightly grainy texture. It won Gold at the 2024 Outstanding Food Producer Awards, with the judges praising its delicious aroma, texture and taste, describing it "as honey should be."

The process of producing quality honey like this starts with how well the bees are looked after and Elizabeth says their beekeepers do an exemplary job of caring for bees throughout the season and harvest.

The honey is extracted warm from the hives and is not heated or highly pressure filtered, which means it retains its natural taste, texture and beneficial enzymes.

Woodland's has always had a strong export focus, but this slowed during the Covid pandemic. Shayne and Elizabeth say their success at the Outstanding Food Producer Awards is already proving very helpful in rebuilding momentum in target export markets.

"It gives buyers confidence that our honey is really good because its quality has been



Woodlands Organic Honey range was awarded three gold and three silver medals for their premium organic raw mānuka honey at the 2024 Outstanding Food Producer Awards. Photo: Emma Steel.

"It gives buyers confidence that our honey is really good because its quality has been judged by experts as outstanding."

judged by experts as outstanding."

Woodland's started as a family owned and operated business in 1995, with Shayne having proudly led the operation since buying the business in 2008. Shayne has a real passion for sustainable and ethical beekeeping, operating over 1500 hives in the northern

Coromandel area. As co-owner, Elizabeth manages health and safety, administration and accounts, export orders, social media, auditing and compliance. The couple are also busy raising their young family - George, 4, and Olivia, 2.

An exciting just-released addition to Woodland's quality range is a new BioGro certified organic honey that, like their mānuka honey, makes the most of north Coromandel's beautiful, pristine environment – Woodland's Organic Pohutukawa Honey.


"It's Shayne's favorite now – he loves it in his coffee. It has a beautiful light gold color and an amazing delicate taste that's quite sweet but has an almost salty after taste. Pohutukawa flower at Christmas time so it's almost like

our Christmas festive honey.

"We're gradually extending our range so we can cater to a wider mix of tastes and preferences, so this winter we will also release our new BioGro certified organic multiflora honey."

Another recent release from Woodland's - certified organic beeswax pellets - makes use of a natural byproduct of the honey extraction process. Eco-friendly and versatile, these pellets can be used in many different ways being perfect for beeswax candles, food wraps, crayons, waterproofing, lip balm and more.

Woodland's Organic Honey is available through their online shop at www.woodland-honey.co.nz/ or can be purchased direct from select NZ stockists.



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Hardy and healthy plants key

► Sue Russell

As a family owned and operated business, stretching back several generations, from its birth-place and current abode at Kaiwaka, Northland, Rural Design, has grown into one of New Zealand's leading ecological advisory, native plant nursery and landscape management entities.

Today, run by three sons of original founders Bill and Bev Worsfold, who established Rural Design with passionate environmentalist Dennis Scott, the company still represents the founding values of caring for the land, nurturing nature, supporting sustainable and appropriate environmental development and delivering the best possible outcomes to their customers.

Heath Worsfold, along with brothers Blake and Eden lead the business, each taking care of specific elements of its operation. Heath, has his head in the future to a degree in his role as Business Development Manager, while Eden implements various strategies on the ground as Ops Manager, leaving Blake to oversee the general running of the day to day as the company's General Manager.

And as busy as the company is, its working footprint is equally impressive, scoping projects from Kerikeri all the way down to Waikato. Plants are supplied all over the North Island.

Heath says a critical challenge in the sector is a massive skill shortage in the horticultural sector. He believes the industry is often overlooked yet is one full of potential for those with an interest in being part of creating meaningful long-term change that only brings positives to the environment and its people.

A huge push in establishing infrastructure and nursery resources has been a focus of the last 15 years. Beginning in 2013 when an on-farm nursery was officially opened and about 50,000 native plants were successfully propagated, Rural Design soon garnered a reputation for growing hardy and healthy plants.

As a result demand grew, resulting, in 2018 with new planting pads and shed established on site.

"Today we've scaled up through automation and investment in our team and their working environment and propagate hundreds of different species. We supply commercial landscaping projects from boutique to large-scale."

The company sub-contracts to Auckland Council, undertaking remediation and development projects on its behalf. A full-time fencing crew are kept busily engaged.



A huge push in establishing infrastructure and nursery resources has been a focus of the last 15 years.

"Today we've scaled up through automation and investment in our team and their working environment and propagate hundreds of different species."

"Ecological remediation is a big focus for Council and we welcome it because it means we're a part of creating really meaningful environmental change, restoring special land areas back to how they are supposed to be," says Heath.

"Both our Ecological and Field crew teams work directly with Council on environmental restoration and monitoring.

Rural Design is also one of the main landscape contractors at the new Taraiti and Te Arai Links Golf Resort Developments that have occurred in their local town Mangawhai. The company has supplied indigenous dune plant species for this project since its inception 13-14 years ago.

Rural Design has several fulltime landscape teams that specialise in dunescape landscaping and ecological restoration with works ongoing. As a result it grows a large number of specialist dune species in its plant nursery.

The firm also employs three fulltime ecologists that are based at the Rural Design office. The work the ecology team is engaged with is now very diverse. The teams is led by Jack Warden the Ecology Manager and two ecologists Christine Evans and Kyle Sutherland. Past and recent work includes:

Supporting WSP with Hochstetter Frog Relocation as part of remediation work on the Brynderwyns

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Peer Review of Ecological Surveying and Reporting for Northland Regional Council, Whangarei District Council and Kaipara District Council.

Assisting the revegetation teams with correct methodologies for pest control, plant

species selection, planting and ongoing maintenance.

Rural Design are members of the New Zealand Plant Producers Incorporated (NZPPI), a representative body for engagement in the political sector and for advancing shared interests of its members.

The organisation along with Biosecurity New Zealand pioneered 'Plant Pass', a voluntary certification scheme for New Zealand plant producers that uphold good biosecurity practices and passes on assurances for plant quality to their customers.

Heath describes Rural Design as a one-stop-shop for customers seeking quality plants, quality advice backed up with hands-on expertise in design, development and ongoing management of landscaping projects.

"We can plan and administer all parts of a landscaping vision and because we are a one-stop-shop, clients get seamless advice and support, efficiently and cost-effectively delivered."



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Specialist hedge grower fills demand

► Sue Russell

Situated just south of the Bombay Hills in northern Waikato is Twining Valley Nurseries, a specialist instant hedge grower and marketer.

Marketed under the brand Living Walls™ the company is owned and operated by Lisa and Andrew Bowman. Andrew has been in the nursery game for years and together, with Lisa's business background, have carved out a rather unique and very successful company.

Inspiration to establish the nursery, solely to provide customers with the ability to buy an instant hedge of various heights and types as well as pleached screens (think hedges on stilts!), hatched in 2005 and three years later the enterprise won the Scotts Innovation Award from the Nursery & Garden Industry Association, for Living Walls™. Further success came in the form of being one of the first four New Zealand nurseries to be accredited in the NIASA plant health accreditation scheme and EcoHort certified for environmental stewardship.

Since 2016 the nursery has had the capacity to grow 25km of hedging, in various stages of growth on the 7 acre plot.

Living Walls™ offers hedging to suit all situations, coming in three size options: Living Edge, 200mm-500mm, Living Boundary, 600mm-1.2m and Living Screen, 1m-1.8m, along with the Pleached Screen range of designer hedges with a clear trunk supporting a framed hedge, at 2.2m in height.

"When you think about how important a tidy hedge is, adding visual interest, privacy and beauty to a property, and the fact that our hedges come already grown and formed, we are not surprised they have become so popular," says Lisa.

Acknowledging that right now, the gardening related industries are experiencing a slow down, Lisa says, both she and Andrew know what they grow brings a great deal of happiness to their customers who choose to make the investment.

"Andrew has a horticulture degree so he's in his element and moved from running a landscaping business to growing plants 25 years ago. What we offer customers are plants that have been nurtured by a qualified grower."

Plenty of advice is given when hedging is sold and Lisa says, they have a list of landscapers who can be contacted by customers to put the hedging in place, once bought if they don't want to install the hedges themselves.

"We're growers only but welcome people to the nursery site during week days by appointment. That way they can see the full range of our hedging and pleached trees so they can better visualise what will suit their circumstances best."



Since 2016 Twining Valley Nurseries nursery has had the capacity to grow 25km of hedging, in various stages of growth on the seven acre site.

Some species are better suited to sunny situations, others will cope well in wind, some are more resilient to frosty locations, so there is a lot for customers to consider.

"We know that home-owners find so much pleasure from their instant hedges while adding value to their property. When they see the real value in investing in their landscaping, it completes their home."

While hedges can be bought direct from the nursery, they are also available through landscaping professionals.

Hedges are transported to site either via their own truck or through specialist plant carriers or Mainfreight.

Hedging is sold in 1m lengths. A price-list per metre, depending on height is available through their website.



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Cambridge Village hot property

► Karen Phelps

The new Summerset Cambridge is continuing to progress. Stage one and two, the villas and cottages, are complete, and the main building is underway.

Summerset Group Construction Manager – Construction Allan Shortland says brand-new homes across the board are available now and demand has seen a northern extension opened for additional homes earlier than planned.

Located at 1 Mary Anne Drive, Cambridge, the village will eventually include 260 homes, a mix of two and three-bedroom villas, two-bedroom cottages and spacious serviced apartments. The Village Centre, due for completion late 2025, will house a care centre providing a range of care options plus Summerset’s industry-leading memory care centre specifically designed to support those living with dementia.

Conveniently located for easy access to local shops, cafes and amenities, with views towards Maungakawa Scenic Reserve, the village is just minutes away from the Waikato Express Way and has access to cycle ways just outside.

The villas, the cornerstone of the living options, come in two and three bedrooms, offering modern, bright and spacious open-plan living. These single-story residences feature contemporary kitchens, laundry facilities, and outdoor living spaces, providing residents with areas to relax and entertain. The design incorporates one bathroom and a second toilet, complete with accessible showers, grab rails, and slip-resistant floors. Internal access garages further enhance the convenience and accessibility of the villas.

► to page 124



The Village Centre, due for completion late 2025, will house a care centre providing a range of care options.



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The village will eventually include 260 homes, a mix of two and three-bedroom villas, two-bedroom cottages and spacious serviced apartments.



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Easy living cottages

▶ from page 122

Complementing the villas are the cottages, designed for easy living and maintenance. Featuring two bedrooms, spacious open-plan living areas with kitchens, and generous storage, these residences offer a seamless blend of indoor and outdoor living.

Allan says that Summerset Cambridge is introducing an innovative two-storey apartment offering to the market called The Louisville. It will consist of four apartments, two on the lower level and two upstairs. A central core provides lift and stair access to the upper level units, alongside internal-access garaging for each unit. The construction will utilise sustainable lightweight cross laminate timber, reducing the dependence on non-renewable resources such as steel and concrete. Allan says it is also quicker and more efficient in terms of build times. The product will also be showcased in the 10,000sqm main building.

The serviced apartments in the Village Centre offer generously sized bedrooms and ensuites with accessible showers, grab rails, and slip-resistant floor. Twenty-four hour support will always be close at hand.

Also located in the Village Centre, the care centre is a crucial component of the village and offers a range of options, including care rooms where residents can personalise their space with decor and furnishings. Certified by the Ministry of Health to provide rest home and hospital-level care, the care centre reflects Summerset's commitment to providing a continuum of care for its residents, says Allan. Summerset's villages are accredited as dementia-friendly, with staff trained to support residents with dementia.

Once complete, Allan says the village will offer access to a range of community facilities, fostering a sense of connection and shared experiences among residents.

"Summerset's villages are designed not just as living spaces but as vibrant communities where residents can make new friends, social-



Summerset Cambridge is earmarked for completion in 2027.

ize with like-minded individuals, and welcome family and friends," he explains.

Residents will have access to a plethora of recreational facilities in the Village Centre including an indoor heated swimming pool and spa, gym, library, and café. For outdoor enthusiasts there is a bowling green and petanque court ensuring there's always something to do for residents of all interests. Allan says that Summerset's commitment to resident wellbeing is evident in the on-site Activities Coordinator, who ensures a diverse calendar of events catering to a wide range of resident interests.

The village's courtesy van also facilitates trips to local shops and amenities, enabling

residents to stay connected with the broader community. From local clubs and interest groups to organized exercise programs and weekly happy hours, Summerset's approach to community building is comprehensive and inclusive, says Allan.

Summerset's philosophy revolves around a deep respect for its residents, placing them at the core of everything the company does. The company's track record, operating villages since 1997 and with over 8,000 residents calling Summerset home, attests to its dedication to providing a secure and fulfilling living environment.

As Summerset continues to grow and evolve, its unwavering dedication to creating

vibrant, welcoming communities remains unchanged, says Allan.

"With over 8,000 residents currently enjoying the Summerset lifestyle, the company's legacy of heart-driven community building continues to enrich the lives of retirees across New Zealand."

Summerset Cambridge is earmarked for completion in 2027 and Allan says Summerset is committed to supporting people through every step of the process as prospective residents envision their future in the thoughtfully crafted community. "With residents now enjoying Summerset life here, we invite people to come and see the vibrant growing community of Summerset Cambridge."



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Community hub exciting new addition

► Kim Newth

Valentine’s Day 2024 was celebrated in style at Summerset by the Dunes, with the opening of a beautiful new, multi-purpose community hub. It is an impressive addition at Summerset’s newest Bay of Plenty retirement village in Pāpāmoa Beach.

Along with spacious resident lounges and a stylish dining room and library, the new village centre includes a range of resort-style facilities including a café, bar, gym, hair and beauty, plus indoor pool and spa. It is also home to a fully-certified care centre and industry-leading memory care centre, specially designed for those living with dementia.

Steve Wood, who is Summerset Group Holdings’ project manager in the Bay of Plenty, says the whole project team worked very hard to complete this impeccably finished 9000sqm building on time and under budget. This is all the more noteworthy given that the project was impacted by Covid, particularly in the early construction phase.

“We had a very good, engaged team; I’m extremely proud of what they’ve achieved, with quality results above and beyond what was expected,” says Steve. “The building has been well received and is very popular with all the village residents - the standard really is first class. It is not only serving the residents but also the public, as some of the facilities like the café and hair salon are also available to the public.”

Key members of the project team included Aurecon (civil consultants), Powell Fenwick (electrical engineering/reticulation), and Livingstone Building, along with a number of skilled local contractors.

Splitting the build into six stages ensured the site could be well-managed at all times, with safety and convenience of village residents prioritised throughout.

Surrounding the new village centre is a vibrant community of new villas and cottages, constructed by Build BOP. Steve says three-quarters of homes planned for the village have now been built, with more villas set to be built over the coming year.

Modern, bright and spacious, the single-storey villas are a mix of two- and three-bedroom open-plan dwellings, with bathrooms that include accessible showers, grab rails and slip-resistant floors, and with outdoor living and internal access garage.

Village residents enjoy peace of mind, thanks to continuum of care with serviced apartments available along with the care centre and memory care centre facilities. Modern, spacious serviced apartments, certified to provide rest home level care, are suitable for couples and singles.

Retiring to Summerset by the Dunes offers an attractive retirement lifestyle in idyllic Pāpāmoa, with the coast only 500m away and plenty to do in the village and the local area. There are a range of gorgeous modern homes to choose from including villas, cottages and serviced apartments.



A new community hub includes a range of resort-style facilities including a café, bar, gym, hair and beauty, plus indoor pool and spa.

“The building has been well received and is very popular with all the village residents – the standard really is first class. ...”

Summerset makes it easy to move in, with various incentives such as help with legal fees and moving costs. (For details, contact the sales team, papamoa.sales@summerset.co.nz).

“Pāpāmoa is extremely desirable for anyone coming into retirement,” says Steve, adding that he and his family moved from Scotland so he could take up the project management role with Summerset in the Bay of Plenty.

He says Summerset’s reputation for outstanding care and support dovetails with his own personal experience since coming here in 2019. “They have really cared for me and my family.”

Last year, Summerset won gold for ‘Group

Provider Nationwide’ in Aged Advisors’ annual people’s choice awards, which are voted on by retirement village residents and their families around the country. It speaks volumes about Summerset’s commitment to care, innovation

and delivering exceptional experiences.

Next for Summerset in the Bay of Plenty is another planned new retirement village, this time in Rotorua, where construction is expected to get underway in 2025.

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First stage nearing completion

► Karen Phelps

Stage one of Ōrewa Sands is nearing completion and residents are already in occupancy and enjoying all it has to offer. Ōrewa Sands spokesperson John Jackson says it has proved extremely popular with a number of the 42 apartments already sold.

“Ōrewa Sands is a refined and fresh take on senior living for those aged 55 plus,” he says. “We have aimed to appeal to those seeking a point of difference to the traditional senior housing market”

Nestled between pristine Ōrewa Beach and 16 hectares of protected native bush, the location at 25 Annalise Place, Ōrewa, Auckland is hard to beat and means that Ōrewa Sands is perfectly positioned to take in the coastal, forest and urban views. Each open plan apartment features a large living, dining and kitchen area. The floor-to-ceiling glass doors and windows allow in ample natural light while allowing the surrounding landscape to become a framed feature within each home. Spacious tiled balconies bring the outdoors in, with sliding glass panels above the glazed deck balustrade.

John says there has been a strongly positive response to the unit titling, which gives people the ability to secure a mortgage and sell when convenient while benefiting from sharing future capital gains. Residents also have control of the body corporate ensuring the property is managed in their interests.

Ōrewa Sands will also include high quality facilities including a resident lounge and dining area, gym, heated swimming pool, café, library, cinema, beauty spa and hair salon, art and craft centre and pool table. Outside are communal vegetable gardens, BBQ facilities and bowls. There is a free carpark with storage and electric car and bike charging ports.

“We built to take advantage of the natural features of the property,” says John citing pedestrian access to Ōrewa Beach. “It’s a short easy walk into town and all Ōrewa has to offer - cafes, coveted dining experiences and boutique retail capturing all the best aspects of seaside living.” With more than half a century’s success in residential and retirement village development, Coastal Properties and



Residents are already enjoying stage one of Orewa Sands.

Senior Trust have come together to develop Ōrewa Sands Senior Living. The people behind Ōrewa Sands have a strong local connection. Brendan Coghlan from Coastal Properties has been a part of the Ōrewa community for over 50 years and is dedicated to protecting and improving Ōrewa for the future. Building communities in Ōrewa since 1989, Brendan is renowned for his dedicated experience and quality workmanship in the construction industry. He is also an active member and sponsor of the Ōrewa Surf Life Saving community.

Senior Trust has been instrumental in funding and building the expansion of senior living communities throughout New Zealand, from Kerikeri to Clyde, since 1988. John says the team brings a depth of expertise and specialist sector knowledge.

Stage two of Ōrewa Sands is ready for closing in and fitouts and Stage three will follow meaning there are still plenty of opportunities for people over the age of 55 to make Ōrewa Sands Home.





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'Stress free' property management

► Kelly Deeks

Good landlords and good houses equal great tenants for Barbara Dean and Colleen Oldfield of B&C Property Management, who manage rental properties from Auckland to Otorohanga with all the knowledge, experience, and tools to make it easy on them and their valued landlords and tenants, and reliable tradespeople.

Barbara and Colleen boast 40 years of property management experience between them and they pride themselves on their old-fashioned service and their provision of 'stress free' and 'easy as' property management services.

Key to their success is their no-nonsense approach to the job, the relationships they build and maintain, and a high standard of communication which keeps both landlord and tenant informed of their rights and obligations every step of the way.

B&C Property Management even operates the established New Zealand property management system MRI Palace Live that gives landlords online transparency where they can access their monthly statements, inspection reports, and correspondence online at any time.

For time-poor rental property owners, keeping on top of changing regulations and required inspections can be a step too far. Being aligned with Tenancy Practice Services (TPS), B&C Property Management has an end-to-end solution that ensures each of their properties are compliant with Government regulations and amendments and each owner's individual insurance policy provisions

"We're getting all of your boxes ticked and all of your compliance taken care of," Barbara says. "Your property is safe, your rent is paid, and we've got a great understanding of rental properties that allows us to provide recommendations to our landlords about how to maximise their investment and reduce their costs."

Clear communication plays a huge part and Barbara and Colleen go above and beyond the call of duty. The new Healthy Homes standards are bringing some technology into rental properties which needs to be operated properly to be effective, so as well as providing a heat pump, Barbara and Colleen will also talk their tenants through and provide information in their welcome pack on how to use it efficiently.

"Some of the Healthy Homes requirements are reasonable, some are a bit over the top," Colleen says. "Some of our landlords are



Barbara and Colleen boast 40 years of property management experience between them.

saying their rental properties have got more in them than their own homes! It's always nice to have your rental homes up to standard, and it helps with securing quality tenants, however with everything provided, it does not always follow that it is going to be used by the tenant. Some see the heat pump as too expensive to turn on. We have shown and proved that by

using the heat pump to dry the property and opening windows to air the property improves the air quality in their homes. Along with this, the heat pump can also be used as a dehumidifier overnight to eliminate condensation on their windows."

B&C Property Management's extra mile

service gives Barbara and Colleen an average tenancy of five years plus. "We have just vacated a tenant who has been in their unit for 50 years! Our tenants normally only move when they are leaving the area or buying a house, and when our tenants do vacate, we can often replace them with their own friends and family."



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Community central to ‘workaholic’ manager

► Kelly Deeks

Residential Property Managers Association of New Zealand Property Manager of the Year 2023, Ani Armstrong, owner of Propertyscouts – Supreme Franchise of the Year 2023 Propertyscouts Manukau – is a workaholic who thrives on building effective relationships with her owners, tenants, and the South Auckland community she holds so dear.

“I love it,” she says. “The accolades are great, but it’s also good knowing I can sleep at night because I know I have done the right thing.”

Ani’s passion, leadership, and team spirit set a high standard in the property management industry. Coming from a military family, Ani inherited a strong work ethic and if she wanted money, she knew she had to work for her success, getting her first job at 12 years of age. Progressing into customer service, Ani loved making people smile, and she soon developed her own personal goal of zero complaints.

Ani was a call centre manager when a big life change forced a change of career path. In 2016, she, along with her husband John and mother Dorothy, gave a home for life to her young niece and two nephews who were already with Oranga Tamariki and in order to help them settle, she needed some flexibility in her working day.

Already a multi-property investor, Ani knew what she needed from her property manager who often came up short. “John said instead of moaning about it, put your money where your mouth is, and I thought that was a pretty good idea,” she says. “I had all of these different property management franchises to choose from and when I found Propertyscouts, I learned they offered guaranteed rent and no maintenance fee. As a property investor, that’s exactly what I wanted.” Ani got to work on both her new business and her professional development, gaining her New

“The accolades are great, but it’s also good knowing I can sleep at night because I know I have done the right thing.”

Zealand Certificate in Residential Property Management (Level 4).

Ani has lived in Manurewa for more than 30 years and today, takes her kids to the same schools she used to attend. She loves her strong and supportive community and although she’s been asked to manage properties in other parts of Auckland, she will only look after those in South Auckland. “There is a family feel here,” she says. “Once when I got chatting to a tenant, my car was boxed in on the street. I knocked on the door of a beautiful Samoan family with four big strapping boys who picked up my car and moved it a foot away from the kerb. That’s the community feel that I love.”

Ani works hard to keep up the community spirit. Her property inspections are accompanied by a packet of biscuits and a genuine thank you for being allowed into the tenant’s home. “It’s a privilege and an opportunity to build the right relationship.” She’ll take time out for a catch up to help her understand her tenants’ perspective and in an emergency, the Propertyscouts Manukau team rallies. When one tenant was broken into late one Christmas Eve, Ani and John went straight around to secure the door. When they noticed the tree and children’s presents had been stolen, they bought replacements. “I can’t save the world, but I can make one family smile.”

Ani is dedicated to upholding the rights of both tenants and landlords, and rent and maintenance count just as high as health and safety. So, while she might seem like some lovely auntie dropping by for a cuppa, Ani says “aunties can be tough when they need to be.”

‘Light at the end of the tunnel’

► Virginia Wright

Bayleys Waikato Regional Commercial Manager David Cashmore has been in the real estate industry for nearly 20 years.

He won New Zealand Rookie of the Year in 2005, the year he started, and has sold over \$300 million worth of real estate in the years since, moving from residential to commercial along the way.

Having stepped up into his current leadership role in 2019 he still enjoys having his own small commercial portfolio while at the same time managing the 15 commercial real estate teams who operate out of offices spread across Hamilton, Cambridge, Morrinsville, North Waikato (Ngatea), Te Kauwhata Lakes, Raglan and Matamata.

The Bayleys family has just celebrated the 50th anniversary of the Real Estate Company which opened its first office in 1974 and now spans New Zealand and Fiji. “

Bayleys is New Zealand’s largest full service real estate company which means we sell residential, lifestyle, rural and commercial property, and we have residential and commercial services. Under the commercial banner we cover office, retail, industrial, hospitality, hotels, motels, tourism, development land sales, business sales, leasing, property management, building consultancy, valuations and property reporting, which means you can have a property assessed through our team,” explains David.

The Head Office in Hamilton where David works accounts for 10 of the 15 commercial agents through the region, together with a further 25 residential, lifestyle and rural experts. The numbers reflect the fact that Hamilton is New Zealand’s fastest growing city which doesn’t surprise David who believes it’s a region with a lot to offer its residents whether they’re well-established families or businesses, or new, not only to the region but to the country.

“We’re in what’s known as the Golden Triangle which spans from Auckland to Hamil-



David Cashmore

“We’re in what’s known as the Golden Triangle which spans from Auckland to Hamilton and Tauranga, with some of the highest growth rates in the country.”

ton and Tauranga, with some of the highest growth rates in the country,” says David.

While headwinds continue to blow in the industry at large, Bayleys’ Year to Date figures are up overall relative to the same timeframe last year.

David interprets that as a sign of confidence, but he remains cautious. He sees the



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Bayleys Waikato head office in Hamilton.

current combination of high interest rates with accompanying low confidence together with immigration slowing down, all working to take the edge off the market.

“I think there’s a large portion of the market that are waiting to see interest rates trend downwards, and when that happens, we’ll see confidence restored and prices start to firm,” he says.

That the market will correct David has no doubt however, having himself been through at least two real estate cycles in his 20 years in the industry, with buyers and developers

re-entering the market with gusto once the new cycle begins.

“We’re in a cyclic industry and there is light at the end of the tunnel. I’m very confident we’ve been through the worst,” says David. Which is why he and his commercial teams stay well on top of what’s available, ready for the time when the developers who have been holding off buying decide they need something to work with for the next few years, and businesses who have been holding off buying extra space decide the time to buy that new warehouse has come.

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Dumpling maker cooking up a storm

► Karen Phelps

Since its inception over 20 years ago, Auckland company Leanne's Kitchen has grown to become the largest volume producer of dumplings in New Zealand with 45% market share.

The company recently won the Excellence in Industry and Manufacturing award at the 2023 East Tamaki Business Awards.

"It brought the whole Leanne's Kitchen team immense pride and helped validate all the energy and effort the team has put in," says Leanne's Kitchen general manager Graeme Laurence.

Leanne's Kitchen is today owned by Karren and Steve Turner who acquired the business about nine years ago. Steve, an engineer by trade, has helped drive the company's focus on investment in technology and innovation. A purpose-built dumpling factory was built in East Tamaki, Auckland in the middle of the pandemic, including introducing automation and lean manufacturing principles. Focusing on organisation and efficiency in the manufacturing process has resulted in the capacity to produce 180,000 dumplings per day on a single shift.

"This enables us to produce in response to market demand," says Graeme.

Key machinery includes a spiral vertical freezer and conveyor that individually quick freezes each item (it is just 24 minutes from the moment a dumpling starts to be made until the process is complete and it is frozen), dumpling machines and packaging equipment, which have enabled efficient processing and packaging ensuring consistency of quality product every time. It's also helped stabilise pricing while costs have increased.

"We're probably one of the few food manufacturers in recent times that haven't moved our prices," says Graeme.

The business employs a team of around 15 people and an in-house research and development team creates bespoke flavours specifically for New Zealand and export.

Leanne's Kitchen is the first dumpling producer in New Zealand offering plant-based dumplings in response to the rapid growth of consumers seeking alternatives with the range starting to be launched in North Island Foodstuffs stores from May.

"Leanne's Kitchen plant-based range allows for new innovative yet mainstream flavours designed to resonate with younger consumers – allowing increased penetration among



The successful team at Leanne's Kitchen. The company recently won the Excellence in Industry and Manufacturing award at the East Tamaki Business Awards.

"We're probably one of the few food manufacturers in recent times that haven't moved our prices."

young families switching over for a tastier and healthier choice," says Graeme. "From numerous focus groups and blind tastings in New Zealand, over 80% of tasters couldn't say if these were plant-based or not. This new range is also higher in protein and lower in sodium versus current dumplings that makes it a much healthier option and would be a higher

demand for the health conscious consumer."

He says that Leanne's Kitchen's reputation has been founded on quality, variety and reliability: "Our mission, as a local New Zealand made food producer, is to serve a superior product that leaves the customer satisfied and we do this by keeping the recipe simple and healthy. Everything is the best quality we can source and we use New Zealand vegetables exclusively. The process is quite hands on when it comes to ingredients, making some items on site from scratch including the pastry dough, spice mixes and garlic oil. The dumplings contain no colouring, preservatives or harmful additives and offer an easy cooking processes

taking between five to 12 minutes." Product is distributed to large supermarkets, foodservice outlets and specialist food retailers throughout New Zealand and the company is in the process of exploring expansion into Australia. Graeme says further expansion, both geographically and of the product range, is on the cards. "Leanne's Kitchen aims for profitable growth by investing in our innovation, travelling to see what's trending around the world, talking to our customers and taking an unrelenting approach to operating as effectively as possible."



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Pavilion extension part of master plan

► Sue Russell

Kelvin Jones is General Manager at Mt Maunganui's Bay Oval cricket ground, a space that has undergone quite a transformation, bringing it up to world-class standard through a bold upgrade plan, he's overseeing.

He's been associated with the ground, part of Blake Park, 20 years now.

Sparking this massive undertaking, spanning so many years, was the removal of first-class cricket from Blake Park in 2001 and the subsequent formation in 2009 of the Bay of Plenty Cricket Trust, later renamed the Bay Oval Trust.

"The Bay Oval development project really started in 2005 when it was adopted as part of the Blake Park sporting precinct's future development policy. We've now completed all groundworks and have a fabulous boutique cricket oval and now we're turning our attention to the next phase; a community pavilion," Kelvin says.

To facilitate its design, Bay Oval Trust commissioned highly regarded architects Jasmax to work alongside the Trust with the vision to create a cost-effective, flexible and appropriate pavilion.

With funding limitations, Bay Oval Trust decided to approach the community pavilion build in a staged way, beginning with construction of Stage 1A, the public toilets and ground-user storage, which was completed in 2012. This was followed, a year later with completion of flexible changing rooms, of various sizes, player viewing, kitchen, lounge and meeting spaces.

Now, a new extension to the pavilion, always envisaged as part of the master plan, is underway.

When Business North spoke with Kelvin, work had taken construction to basement level. Kelvin says there's a clear goal to have this completed by Christmas.

And there have been plenty of challenges as well, as Kelvin explains.

"We are a charitable trust. The most challenging part of the development is that the design and fundraising ran through COVID, resulting in significant increases in prices and construction costs.

Critically this is something that Tauranga City Council understand and have jumped on board with."



An extension to the community pavilion is the next project planned for Mt Maunganui's Bay Oval cricket ground.

"We can't overlook the economic impact, holding test matches brings to Mount Maunganui/Tauranga, with an estimated net benefit to the city of last year's Black Caps-England test of just shy of \$2million."

Funding support has come from a number of sources, including Tauranga City Council, TECT, gaming Trusts, individuals and businesses, along with Craig Investment Partners.

"We call them our First Eleven of local sponsors. It's a true community effort."

The project will add in lounge and bar facilities, offices and space for both match-day and operation year-round. It will double the size of the existing pavilion space.

"When this is completed our expectation is that the Bay Oval venue will be able to host a wide array of first-class fixtures. We're hoping to host an England test match later this year. It's going to make us easily one of the best grounds in New Zealand."

With a strong nod to the traditions of the game, Bay Oval is surrounded by pristine banked lawns, lined Pohutukawa trees, six 50-metre LED light towers and capable of holding 12,000 spectators.

"This really elevates our potential to host concerts with Bay Oval becoming more than a wonderful cricket ground."

Feedback from players, broadcasters and public alike has been extremely positive and the location, close to Mt Maunganui shopping and the iconic Maunga is superb.

"We can't overlook the economic impact, holding test matches brings to Mount Maunganui/Tauranga, with an estimated net benefit to the city of last year's Black Caps-England test of just shy of \$2million."

Bay Oval already hosts the Zespri AIMS Games. This year, the games, held in September will bring 370+ schools and 11,700+ athletes.

"We're so well placed, on the edge of industry, close to major roading infrastructure, that I see a very bright future for Bay Oval, hosting not only top cricket on our glorious grounds, but events of all types."

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