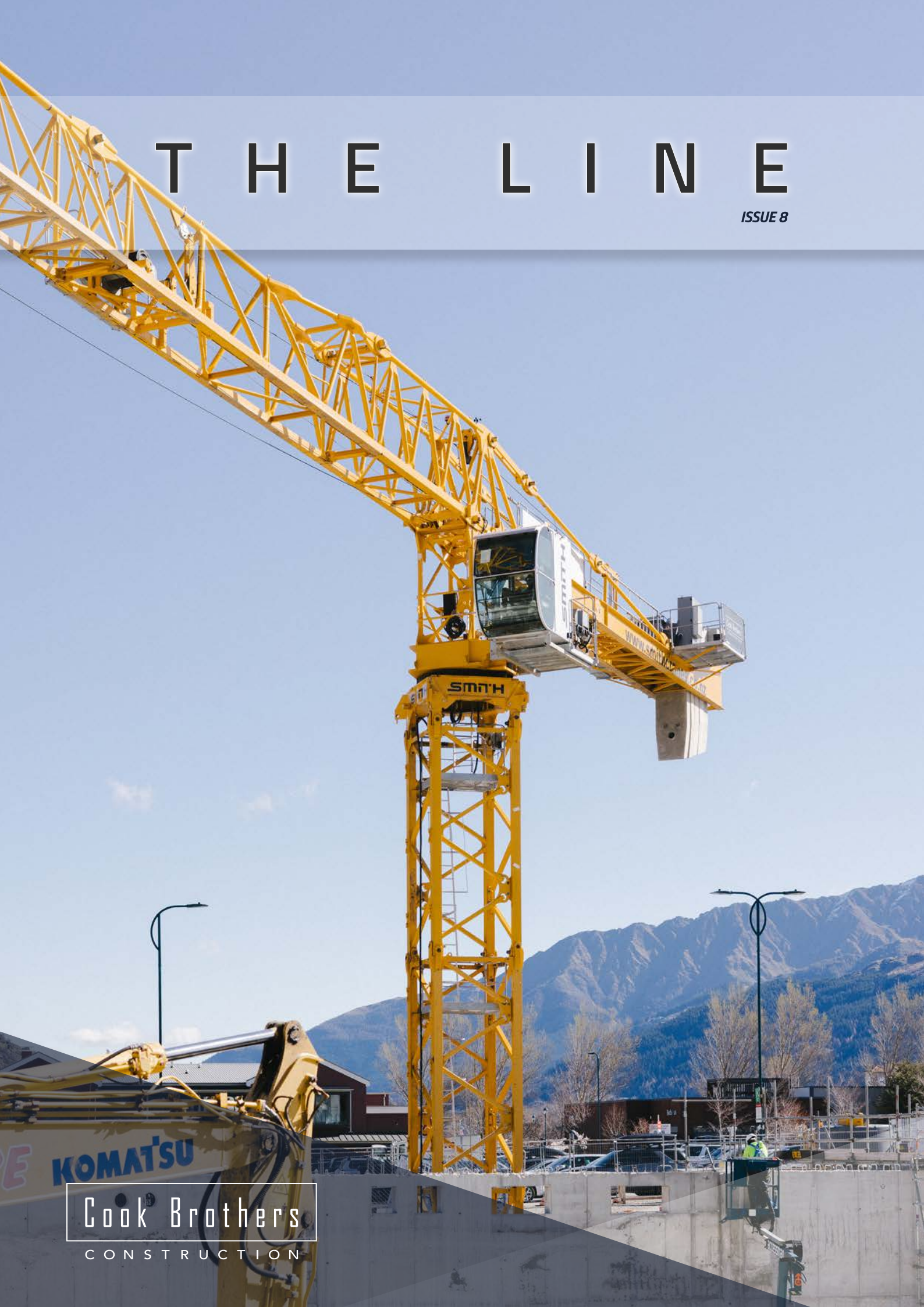


T H E L I N E

ISSUE 8



Cook Brothers
CONSTRUCTION

FEATURING

TE PUNA O WHAKAEHU - MOSGIEL POOL

HOLY TRINITY DEVONPORT HALL

BELFAST TERRACE - ARCHITECTURAL

VILLIERS TOWNHOUSES - ARCHITECTURAL

LES MILLS

FIRE AND EMERGENCY

FORSYTH BARR HOUSE DEVELOPMENT

INTUS

MINISTRY OF EDUCATION

AYRBURN

THE SALVATION ARMY

CANTERBURY CANCER CENTRE

KAIKORAI VALLEY ROAD

NORTHLAKE COMMERCIAL AND RESIDENTIAL

NORTHBROOK SHOWSUITE

UNDER CONSTRUCTION

COOK BROTHERS ACADEMY

OUR PEOPLE

COOK BROTHERS COMMUNITY

Kia ora,

2023 marked another year of impressive growth for the Cook Brothers Team. From our continued delivery of quality projects across commercial, government, and high-end architectural sectors to a pipeline of remarkable projects to come, our portfolio is looking stronger than ever.

Thank you to our many valued clients for coming on this journey with us. We are proud to have delivered spaces for you to work, teach, live, mentor and thrive.

As we look ahead to 2024 and build on our business, it is with great pride that Cook Brothers work alongside our Trade Partners and respected Clients to deliver more outstanding examples of New Zealand construction, supercharging the industry into the future.

Please enjoy this latest issue of The Line and the incredible stories from our teams across Aotearoa.



Dave Bulling
Managing Director



TE PUNA O WHAKAEHU

DUNEDIN CITY COUNCIL

Key Trade Partners

Hanlon Plumbing

Jacobs Construction

Wrens Painting & Decorating

Adhesion Sealing

McEwan Haulage

Foleys Plumbing

Abbot Steel

Hugh Madden

Archers Construction

Geeves Scaffolding

Tak Flooring

Mainland Interiors

Aotea Electrical

Dunedin Roofing

StressCrete

Ecotec



MOSGIEL POOL

OTAGO

Mosgiel's new aquatic facility, Te Puna o Whakaehu, opened its doors to the public with enthusiasm in June of 2023. Cook Brothers Construction led the Design-Build process alongside industry experts McCoy Wixon Architects, Maguire and Harford, and Powell Fenwick.

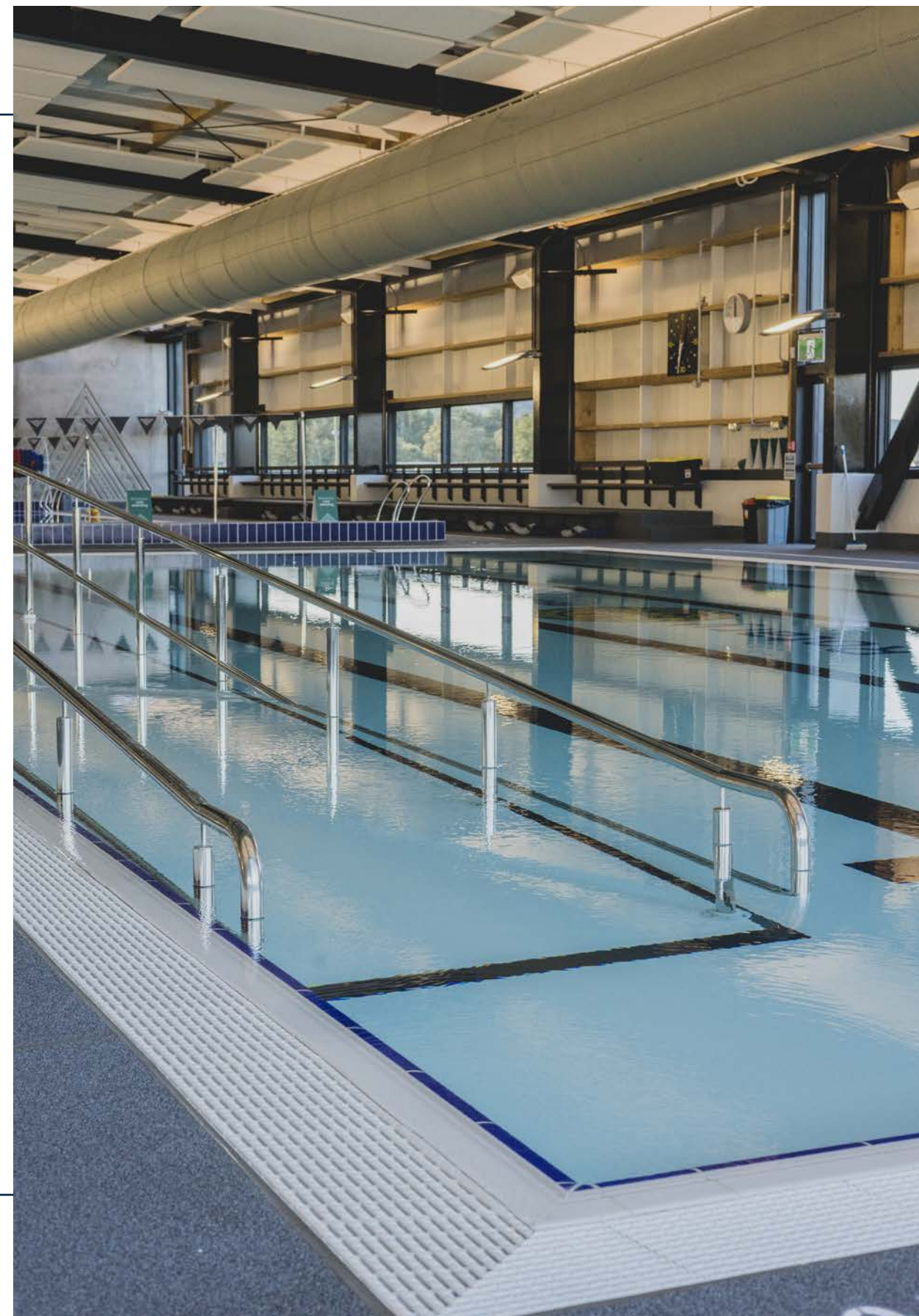
Featuring leisure pool, learn-to-swim pool, 25m lane pool, hydrotherapy pool and a spa this state-of-the-art facility will cater to the community's diverse needs for years to come.

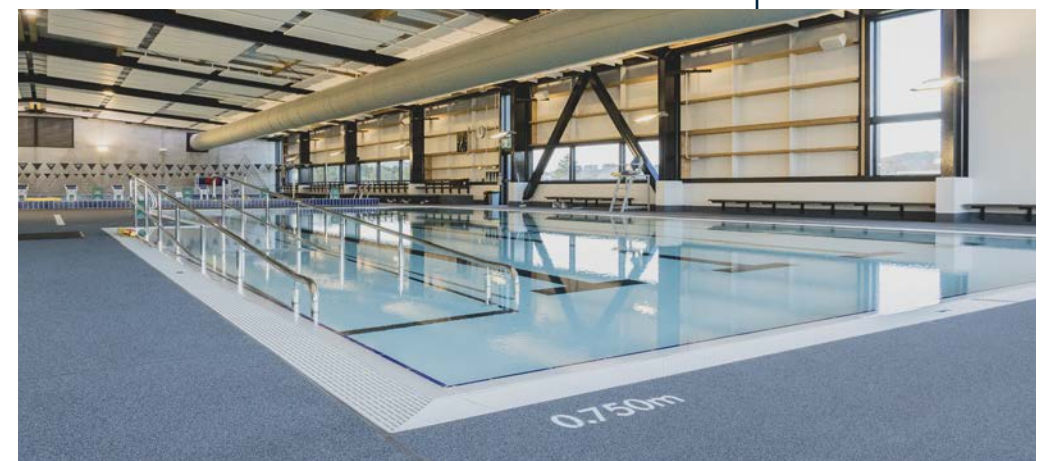
In addition, the facility also includes an administration and amenities thoughtfully designed to enhance the overall experience for visitors and staff alike. A civil car park package and a separate boiler house were included in the final delivery, ensuring a complete and ready-to-use facility upon opening.

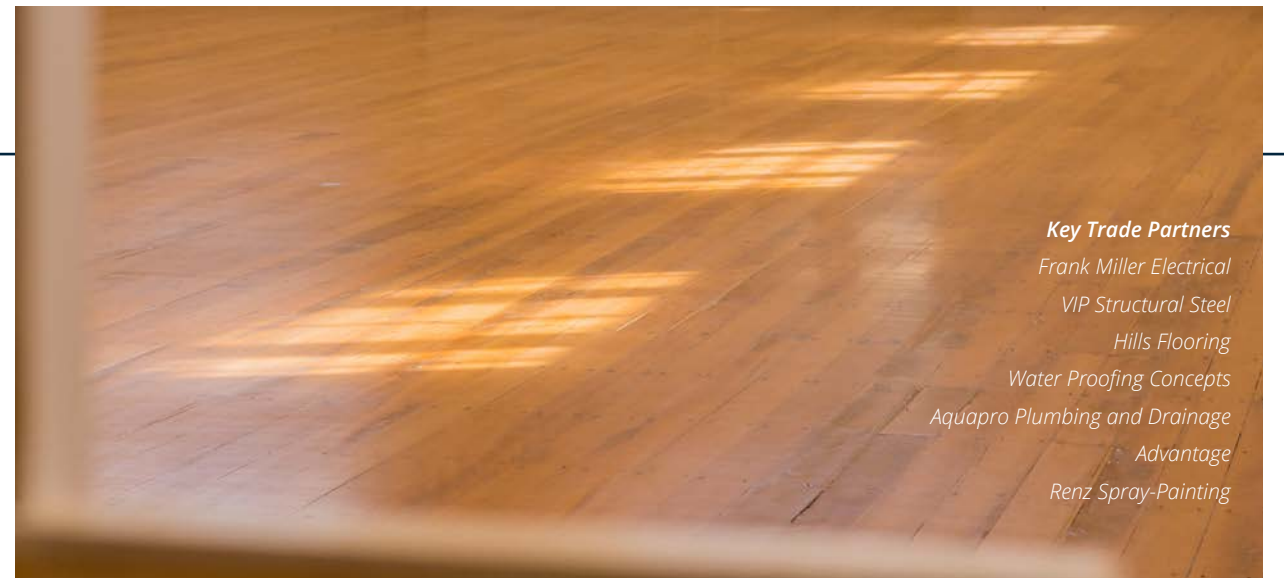
Building works commenced in late 2021 with the removal of the existing facility. Faced with material shortages, COVID 19, and the requirement of specialty plant and equipment, procurement had to be secured well in advance. The stages of work were well considered, and the client, extremely

pleased with the project delivery, made mention of the well-executed construction programme. The team coordinated tasks and found efficiencies where possible, as seen in the laminating of LVL timber roof members onsite and pre-finishing them in the existing pool.

The successful completion of this project is a testament to the dedication and hard work of the entire team involved. Congratulations to the DCC, and Taieri Community Facilities Trust for their contributions. Their collective efforts have culminated in the realisation of a fantastic new facility that will undoubtedly enrich the lives of individuals and families in the Mosgiel community.







Key Trade Partners

Frank Miller Electrical

VIP Structural Steel

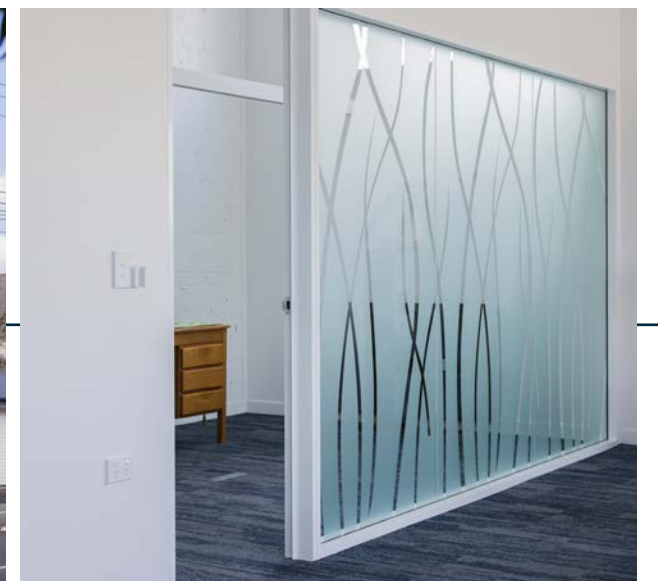
Hills Flooring

Water Proofing Concepts

Aquapro Plumbing and Drainage

Advantage

Renz Spray-Painting



HOLY TRINITY DEVONPORT HALL

AUCKLAND

In collaboration with MPM Projects, our Auckland team has successfully completed the refurbishment and seismic upgrade of the Holy Trinity Devonport Hall. This also encompassed a demolition and refurbishment of the adjacent extension, resulting in a vastly improved communal space.

A particularly gratifying aspect of the Project was the meticulous sanding and polishing of the aged timber floor. This process revitalised the hall and preserved its rich history for generations to come. Congratulations to everyone who contributed to this achievement!.



BELFAST TERRACE

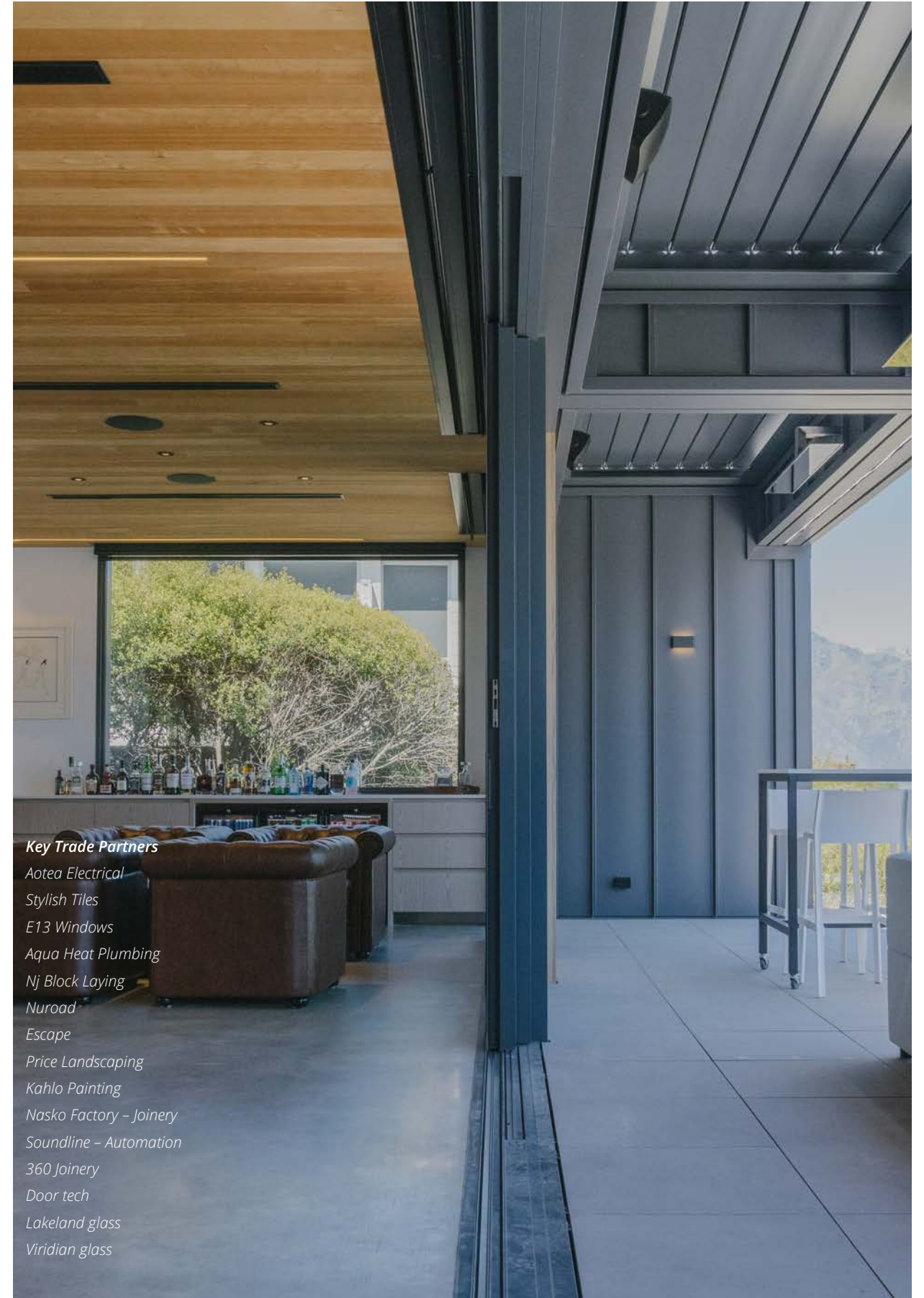
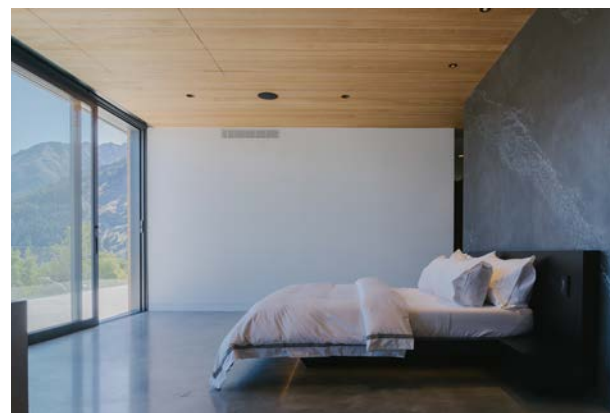
ARCHITECTURAL

Nestled atop the picturesque Queenstown Hill, a newly constructed residential marvel now graces the landscape.

This four-story architectural gem has redefined luxury living in this enchanting location, featuring a stunning three-bedroom layout, each with its own private ensuite sanctuary, ensuring the utmost comfort, sophistication, and innovation.

Crafted by Cook Brothers Architectural, this home boasts both indoor and outdoor spa areas, as well as a terrace on each level, providing unrivaled vistas of Queenstown Bay.

The impeccable finishes executed by the skilled Cook Brothers team and their dedicated Trade Partners resonate with the esteemed reputation of Cook Brothers Architectural, showcasing yet another masterpiece of craftsmanship.



Key Trade Partners

Aotea Electrical
 Stylish Tiles
 E13 Windows
 Aqua Heat Plumbing
 Nj Block Laying
 Nuroad
 Escape
 Price Landscaping
 Kahlo Painting
 Nasko Factory – Joinery
 Soundline – Automation
 360 Joinery
 Door tech
 Lakeland glass
 Viridian glass

VILLIERS TOWNHOUSES

ARCHITECTURAL





The Cook Brothers Architectural team has truly elevated the art of craftsmanship to unparalleled heights with their exquisite work. The attention to detail and commitment to perfection are evident in every facet of the design, particularly in the use of natural finishes that seamlessly blend with the surrounding environment.

The incorporation of Schist features and exterior Cedar joinery with European style adds a touch of timeless elegance, while

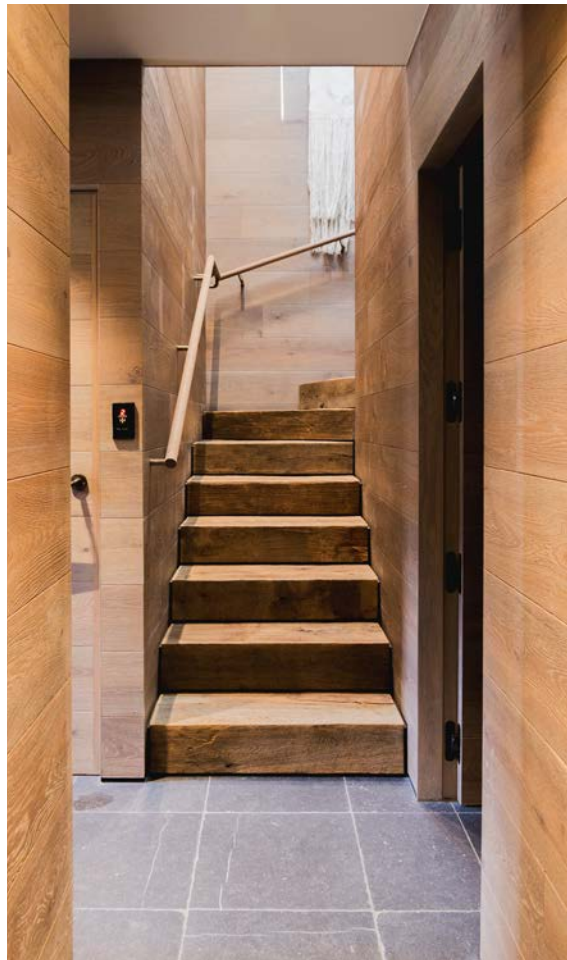
the Flamingo Parkett Oak, out of the Netherlands, with their impeccable angles and seamless joins, showcase the mastery of the team.

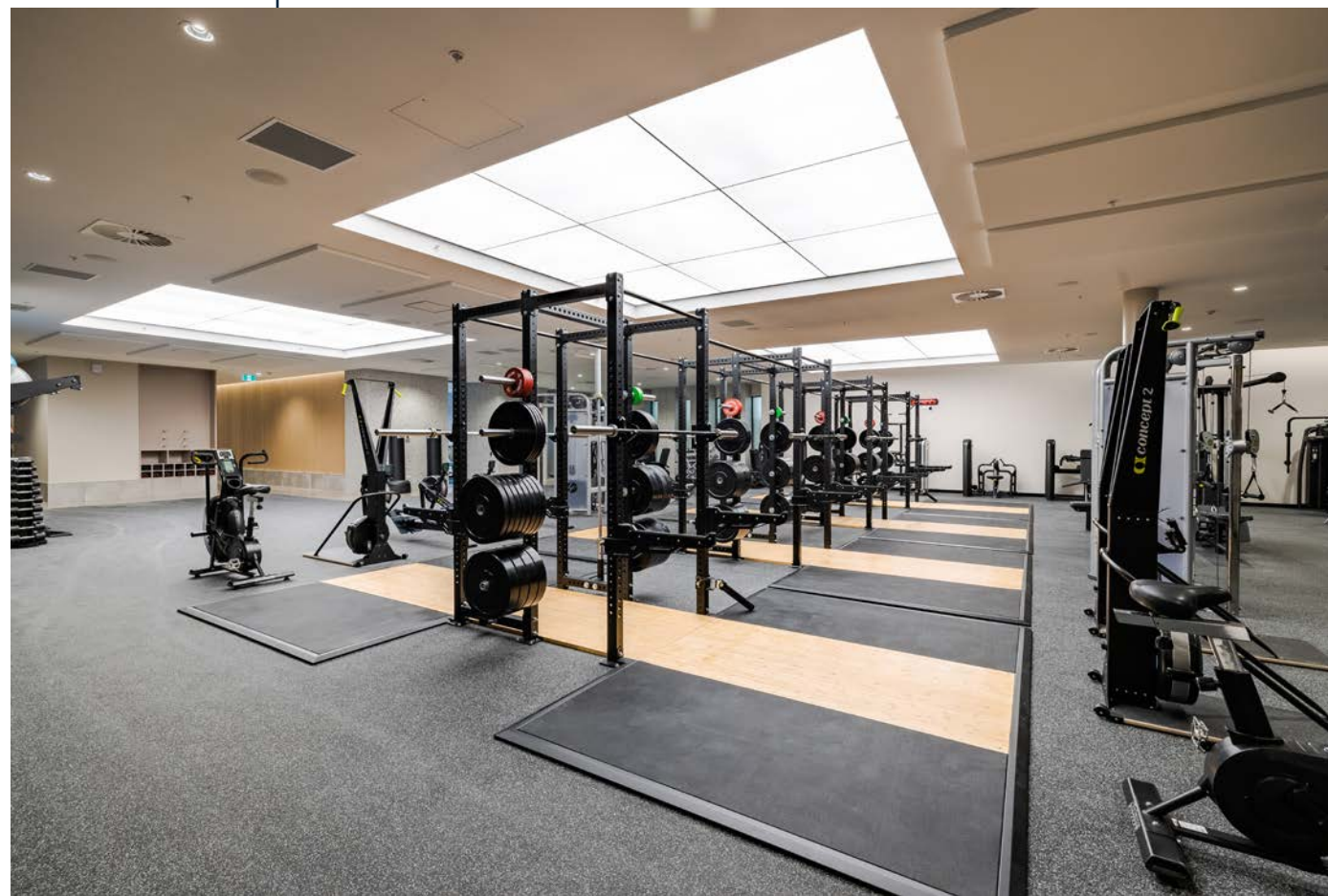
Bathed in the soft glow of natural light, these townhouses are a harmonious fusion of form and function. Nestled in the picturesque beauty of Arrowtown, the setting itself becomes an integral part of the design, making these unique townhouses truly exemplary in their architectural prowess



Key Trade Partners

- Aotea
- Flints Plumbing
- Price Landscaping
- DBJ Joinery
- Stylish Tiles
- Artisan Stone
- Sculpted Solutions
- Wrens
- Barry Davis Garage Doors
- Door Tech
- Queenstown Engineering
- Access Elevators
- Island Stone
- Arrowtown Engineering
- Vienna Woods
- FL Bone
- Infinity Construction (TnG)
- E-scape
- Rhino Construction
- JCA Roofing
- Air Max
- Allied and Firth Concrete
- Get Laid Masonry
- Optimal Windows





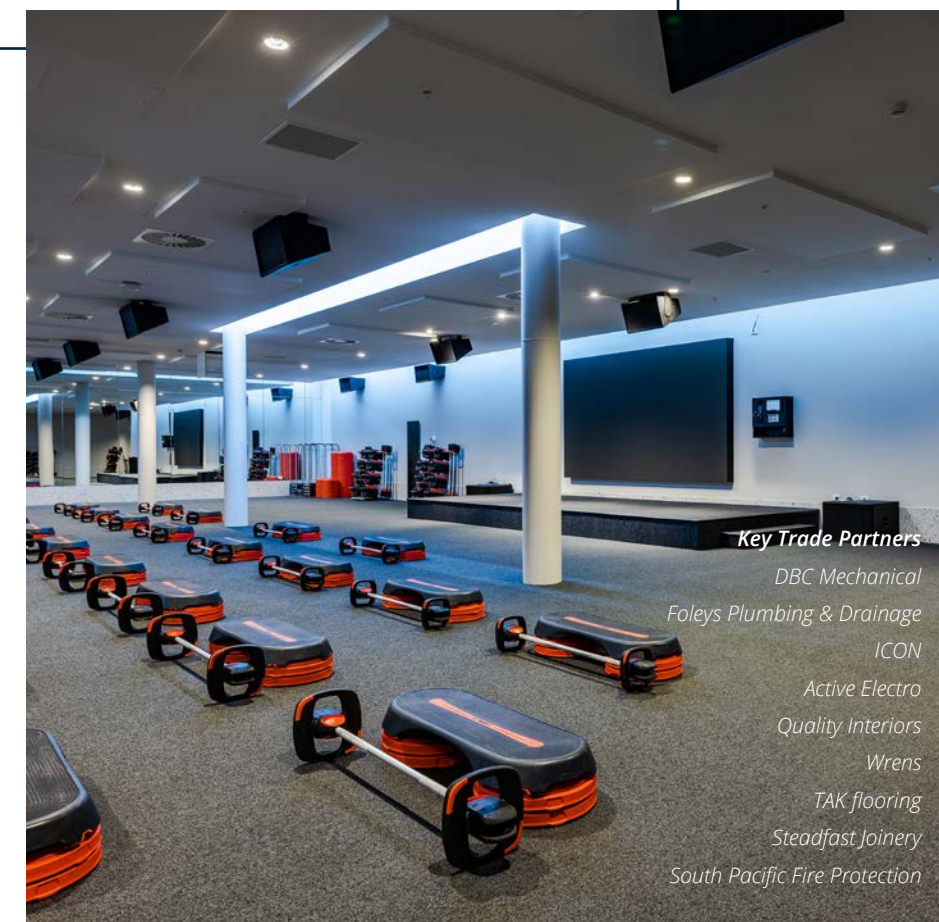
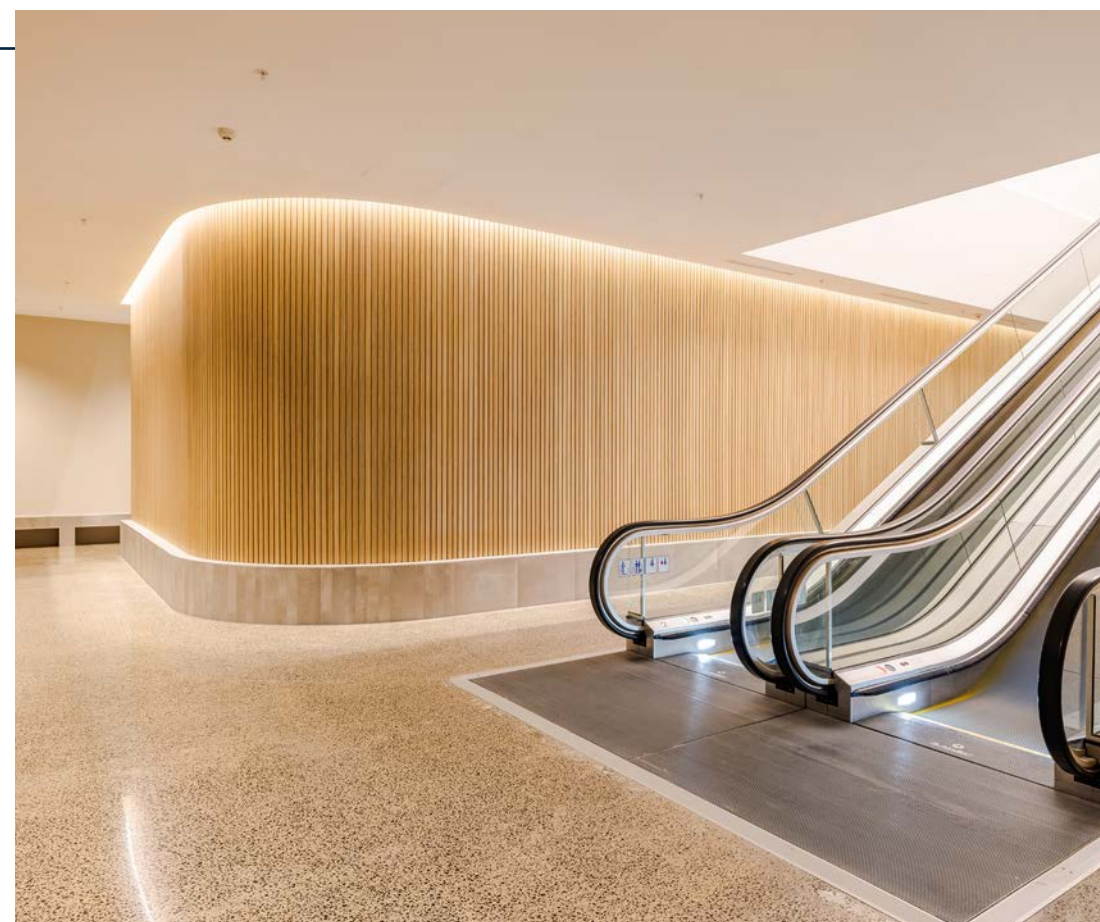
Photos by Reframed Media Ltd.

LES MILLS

OTAGO

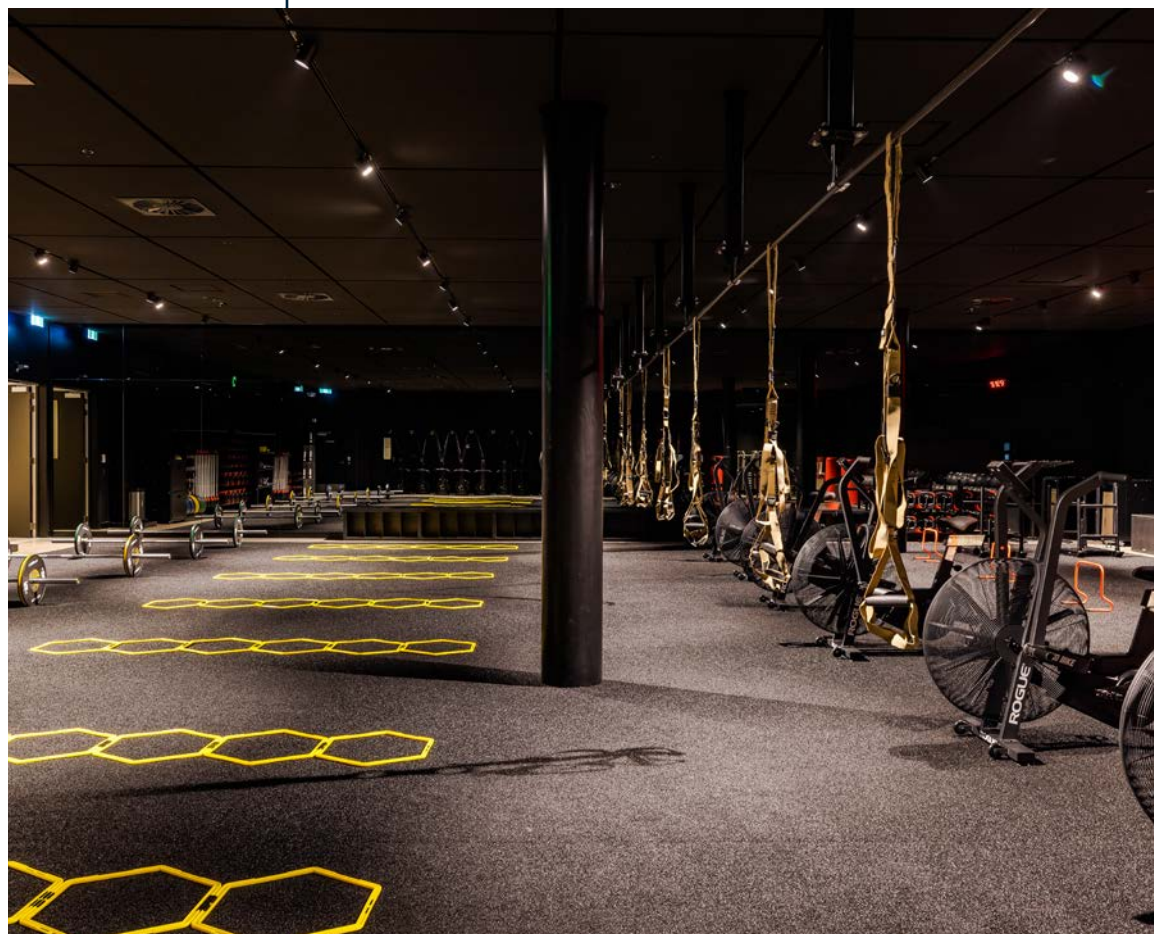
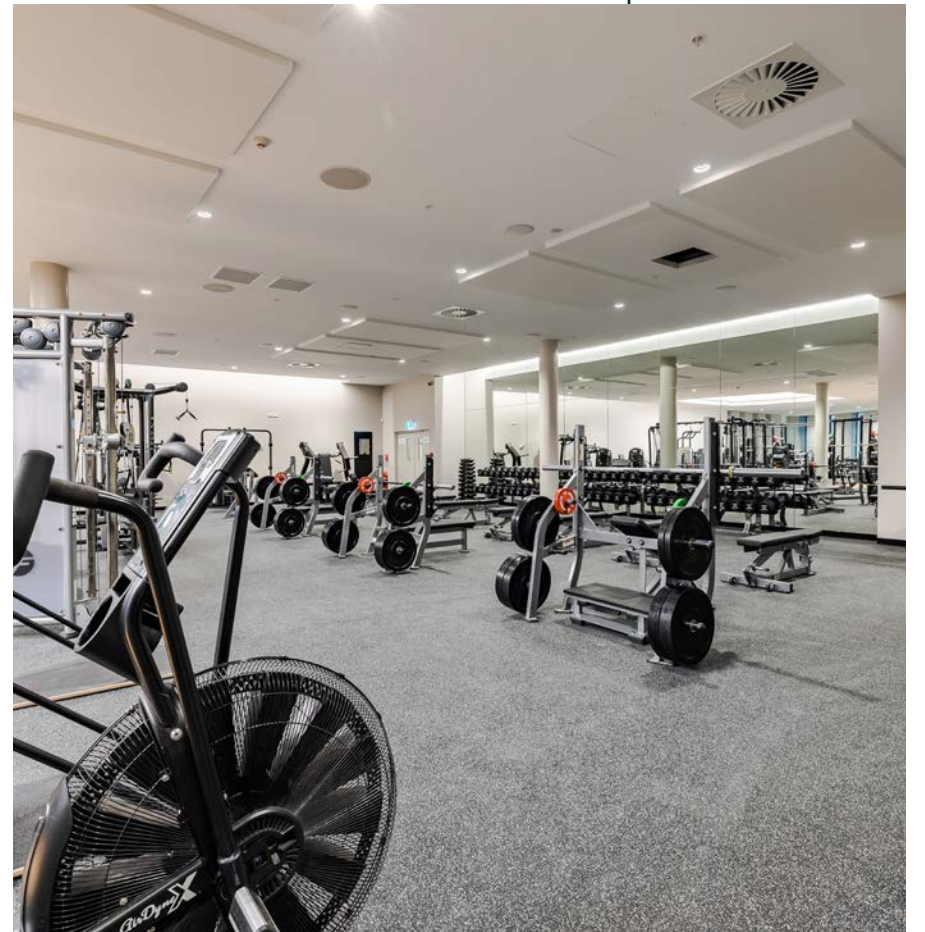
Cook Brothers Construction takes great pride in having successfully brought to fruition the new home for the renowned household name, Les Mills New Zealand, located at the Meridian Mall. The project was centered around crafting spaces to introduce two of Les Mills' most sought-after programs: CEREMONY®, the highly popular functional training regimen, and THE TRIP®, a cutting-edge immersive cycling experience.

For so many reasons, this project holds a special place for our team. The impressive fitout was a result of outstanding teamwork. We are sure that this modern space will inspire our community to feel empowered to achieve their goals.



Key Trade Partners

- DBC Mechanical
- Foleys Plumbing & Drainage
- ICON
- Active Electro
- Quality Interiors
- Wrens
- TAK flooring
- Steadfast Joinery
- South Pacific Fire Protection



FIRE & EMERGENCY

KAIKOURA FIRE STATION

Following the extensive damage incurred during the Kaikoura earthquake, the Kaikoura Fire Station was deemed unsuitable for continued use. Cook Brothers Canterbury was engaged to deliver a new purpose-built station, complete with necessary site enhancements to facilitate seamless operation, including designated parking for responders.

Designed to IL4 construction standards, the building incorporates robust structural elements capable of

withstanding seismic activity while maintaining optimal functionality. Specialized formwork was custom-manufactured for the exterior slabs' numerous construction joints, proving instrumental throughout the project.

The community's enthusiastic response to the project was a testament to its success, and client Fire and Emergency New Zealand were exceedingly satisfied with the outcome.

Key Trade Partners

- Fletcher Reo
- WPC
- SA Thinling
- John Jones Steel
- Waymans
- Hagley Commercial
- Metal Bilt
- NZ Hardware
- Aquapro
- AJ Drainage
- Frank Miller
- ATL Source
- Doorgate
- ITM Kaikoura
- Kiwi Concrete Kaikoura



KAIAPOI FIRE STATION

After over 150 years of service, the Kaiapoi Brigade, one of the oldest in the country, has welcomed the delivery of their new Station. The Kaiapoi Fire Station comprises a single-storey (785m2), three appliance bays, PPE storage space, transitional ablutions (showers and toilets), laundry wash area, clean bathrooms, operations room, small office,

training room, kitchen, canteen, type 4 fire alarm, fixed back-up generator, 3-bay resource garage, front apron and rear yard civil works, communication antenna and siren pole. This comprehensive setup is poised to serve the community efficiently and effectively in times of need.



FORSYTH BARR HOUSE

TAHUNA DEVELOPMENTS LIMITED | SOUTHERN LAKES

Through our development arm, Tahuna Developments Limited, Cook Brothers Construction spearheaded the end-to-end creation of an innovative commercial space in stunning Wakatipu. This comprehensive project encapsulates the in-house development, from design and management to tenant acquisition and securing funding.

The architectural credit behind this project goes to renowned Sheppard & Rout Architects. Their expertise shaped a striking three-story building encompassing 1,200m² of commercial office space. What sets this development apart is the inclusion of a communal rooftop deck, offering breathtaking panoramic views of Wakatipu.

The structural framework of the building showcases a combination of precast panels, timber off-form finish, and structural steel. Notably, the west and east elevations feature a full-height glass façade, infusing the interior with natural light and providing occupants with unparalleled views.

Regarding innovation, the local team's on-site casting of all precast elements was a highlight. This approach resulted in not only cost savings but also streamlined procurement timelines, allowing for the creation of larger panels.

A noteworthy addition to the development was the incorporation of vehicle stackers, the first of its kind within the Queenstown area.

The inclusion of vehicle stackers not only aligned with the project's commitment to innovation but also served practical purposes. In an area where parking is a premium, this development goes beyond the norm to meet tenant requirements, enhancing the overall appeal and functionality of the space.

The stunning rooftop bar, offering views over the Remarkables and beyond, sets the development up to be one of the area's premier venues. Boasting a lux collection of outdoor furniture, heating, lighting, bar, bathrooms and lift access, this venue will surely be a mecca for future celebrations.

This project is a testament to Cook Brothers Construction and Tahuna Developments Limited's commitment to excellence, showcasing a harmonious blend of architecture, construction innovation, and a keen understanding of tenant needs. The resulting commercial space is not merely a building but a vibrant and functional asset to the Queenstown community.

Key Trade Partners

Hanlon

Engco

Aotea

Fairview

Hi-Stress Concrete

Extreme Roofing





INTUS

OTAGO

In late 2022, Dunedin welcomed the new medical practice, Intus, as they opened their clinic doors. Cook Brothers Otago took great pride in their role in this project, starting with the delivery of the new upper floor administration office, team facilities, meeting room, and initial consultation rooms as part of Stage One. Subsequently, Cook Brothers continued their work by taking on the ground floor clinic space.

Transforming the ground floor clinic involved the removal of the existing fit-out, structural enhancements, the installation of a new lift shaft, and the erection of partitions to create designated areas within the clinic. The result is a welcoming waiting area, inviting consultation rooms, state-of-the-art

treatment and procedure rooms, utility spaces, and a peaceful recovery room, all seamlessly connected to the waiting area. To support the clinic's operational needs, dedicated plant rooms were constructed to house critical services, including the installation of Hepa Filtration in the procedure rooms and fixed plant medical gas.

Despite facing significant supply challenges, including a national plasterboard shortage and tight procurement deadlines, the Otago team's proactive approach, coupled with collaboration with their Trade Partners, ensured the project was completed on time. The end result is a modern and impressive clinic.



Key Trade Partners

- DBC
- Aotea
- ICON
- Decorating Services
- Leith Joinery
- Ellisons Aluminium
- Alistair Price Stopping
- Adhesion Sealing
- Hugh Madden

MINISTRY OF EDUCATION

NORTHCOTE INTERMEDIATE

Cook Brothers Auckland took immense pride in bringing this outstanding facility to the students of Northcote Intermediate. The team embarked on the construction of a two-story, 12-block classroom building, a vital step in accommodating the swiftly expanding student population.

The waharoa precast panels stand as a striking feature, serving as a structural element and the gateway to the classroom block. Furthermore, the second floor is easily accessible via a lift, with the school's custom colours

seamlessly integrated into the design of the exposed precast concrete facade.

The newly designed front courtyard is now a welcoming and functional space. It boasts masonry wall planters with carefully chosen trees, creating an inviting area for the tamariki to play and gather, complemented by concrete precast bleachers for added convenience. This new addition is sure to enhance the learning environment for years to come.



Key Trade Partners

- Railey Williams Electrical & Data
- Heron Plumbing
- Ideal Fitout
- Caledonia Scaffolding
- South Pacific Fire Protection
- SB Civil
- Shore Ceilings Ltd
- Royal Contracting
- Plumbing St Lukes
- Global Linings
- Global Fire
- Door & Window Systems
- NZ Crane Hire
- Mckenzie & Co
- Nauhria Reinforcing
- Spiral Drillers

MINISTRY OF EDUCATION

WAKARI SCHOOL

The Ministry of Education entrusted Cook Brothers Otago with completing a new classroom block and road access for Wakari School in Otago. The project encompassed the demolition of existing pre-fabricated classrooms to make way for the construction of a new, single-storey classroom block.

The design ensures passive heating throughout the building. New Yorker-style cavity sliders offer the flexibility to section off or open up the three classroom areas, creating an inclusive learning environment and breakout space. To further enhance energy efficiency, the design incorporates

a warm roof, thermally broken aluminium joinery, and high R-value insulation in the walls. Complemented by an efficient HVAC system, these elements ensure optimal comfort for students and teachers.

The exterior cladding showcases a blend of weatherboard and vertical-coloured steel. In contrast, a striking corten steel waka sculpture at the main entrance adds a distinctive touch to the final build. This project stands as a testament to Cook Brothers Otago's commitment to delivering high-quality educational spaces that prioritise both functionality and aesthetic appeal.



Key Trade Partners

- DBC
- Active Electro
- DRS
- Dec Services
- Hall Bros
- Hugh Madden
- Metalworks Otago
- Design Windows
- Kone
- Dennisons Plastering
- Tak Flooring
- Contego
- Bramwell Scaffolding
- Steadfast Joinery
- ICON
- Salmac Insulation



Key Trade Partners

- Aotea
- Foleys Mechanical
- Laser Plumbing
- QC Contracting
- Decorating Services
- Leith Joinery
- Morelite Aluminium
- Quality Interiors
- Ray Fergusson Roofing



MUSSELBURGH PRIMARY SCHOOL

Musselburgh School's new classroom block extension comprised of two additional classrooms, two breakout areas, a kitchenette, and a dedicated toilet facility. Our team meticulously executed structural elements, employing a timber subfloor foundation supported by pilings, complemented by a frame and truss construction method. Implementing an intello wrap and warm roof system improved the much needed new space.

The extension was on a section of the pre-existing playground which required site isolation measures. Working within an operational environment demanded careful coordination of deliveries and site logistics, particularly during the critical phase of integrating with the existing structure. Throughout the project, team morale remained robust, and the quality of work consistently met, with a client pleased with the final deliverable.



AYRBURN
SOUTHERN LAKES



Key Trade Partners

Aquaheat
 Caldwell Levesque
 Wainwright Stone Masonry
 Desgina Tiles
 Dart Engineering
 Extreme Roofing
 Brazier Scaffolding
 Complete Reinforcing
 Contego
 Steel Windows and Doors
 NJ Blocklayers
 Performance Interiors
 Watertight
 Flooring Xtra
 Southern Hospitality
 360 Joinery
 Wilsons Contractors
 Alpine Steel
 Absolute Energy
 Wrens
 Kahlo

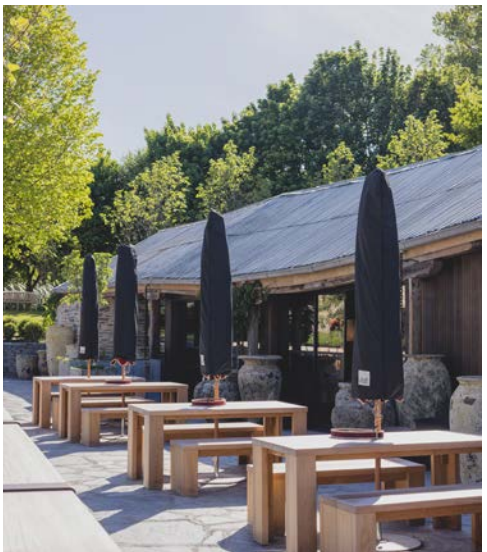
Our Southern Lakes team was proud to be a part of the captivating heritage project at Ayrburn Domain alongside our partner Winton. Commencing in October 2021, this endeavour reached completion in 2023.

The care and expertise, shown by our team and specialised Trade Partners throughout the unique restoration of the three existing heritage buildings and introduction a new structure to the site is exemplary evidence of the care and quality synonymous with the Cook Brothers team.

The collaboration with Architect SAStudio and heritage advisories was essential in preserving as much original material as possible and notably, substantial stone and timber elements salvaged

from the deconstruction and thoughtfully incorporated into the restored buildings, honouring their historical significance. With a pallet of limewashed stone, blackened steel and stained vertical cedar throughout the thoughtfully designed concept. The repurposed woolshed, stables and dairy now have new life.

The Ayrburn Domain heritage project is a testament to our team's unwavering commitment to excellence, craftsmanship, and the preservation of cherished historical treasures and has won the Southern Lakes team the trust of Winton to deliver their Bakehouse and Barrel Room Projects currently under construction.



THE SALVATION ARMY

SOUTHERN LAKES

Rising with purpose, this new two-story building is set to become a hub of community engagement and support. It combines the operational elements of The Salvation Army with versatile third-party leasable spaces, all seamlessly integrated into the surrounding car parking and beautifully landscaped areas.

The ground floor is dedicated to The Salvation Army's vital programs, offering a congregation area, essential facilities, offices, a family store, and a food bank. This is where lives are positively impacted, and support is extended to those in need.

As you ascend to the first floor, you'll find a separate entrance, which opens the door to an independent leasable space,

ideal for third-party offices. Equipped with a dedicated lift, a convenient kitchenette, and restrooms, this floor offers a versatile environment for businesses to thrive.

Located on land thoughtfully acquired by The Salvation Army from Remarkables Park, this building stands as a symbol of community commitment and service. Its design and purpose have been carefully considered to make a lasting difference, all while ensuring compliance with the necessary consents.



Key Trade Partners

Flints
Active Electro
E-scapes
Cancast
VIP steel
MR Decorating
Topcoat
Angle Interiors
Flooring Xtra
Steel and Tube
Fire Protection Compliance
Nasko
BR Concrete
Handrail Solutions
Smith's Cranes
Accessman
Kennards Hire
Aotea Data
Aotea Security
ARE
Get Layed Masonry
Keystone Concepts

CANCER SOCIETY

CANTERBURY

Key Trade Partners

Texco

Pluscon

Steel and tube

Lanyon & Le Compte Ltd

VIP Steel

GG Don roofing

Foleys Plumbing

Kings Electrical

FFP

Design Windows

CPR

Fresh Up Canterbury Ltd

360 Interiors

Hills Flooring

Premier Plastering

Forever Green Ltd



CANTERBURY

CANCER CENTRE

Cook Brothers Construction is incredibly proud to have delivered the Cancer Society's Canterbury and West Coast division's new home, the Canterbury Cancer Centre.

An important and essential service for the community of Ōtautahi, the new Canterbury Cancer Centre has now opened at 74 Langdons Rd, Christchurch. The first of its kind, providing integrated cancer support for patients across the South Island Te Wai Pounamu, the Cancer Centre features a new office space and a 50-room facility to house people supporting or undertaking cancer treatment.

The building design includes the largest accommodation facility for South Island cancer patients and a new cancer hub for local Canterbury patients to have a dedicated place of support. Communal spaces and multi-use function rooms round out the Centre, providing spaces for events and training in one location.

Thank you to our valued Trade Partners and team for making this project come to life! When dealing with cancer, having a place to go for support, advice, and information is more precious than you think.







KAIKORAI VALLEY RD

OTAGO

Our Otago team has completed the major upgrades for 293 Kaikorai Valley Road building. The building has remained untouched for many years as part of the former Roslyn Mill. With its prime corner location, the development needed a modern refit. Cook Brothers were selected to deliver the project with a long-term client.

Access has been vastly improved with a fully reconfigured entry and a new combined entry point at the rear of the building, straight off the new car park area. A new reroof throughout the building and larger windows to the sweeping front facade open up the development to the street, providing excellent light for the tenants and highlighting the existing building features whilst adding a contemporary feature and function.

Throughout the build, the Cook Brothers team provided value engineering to alleviate some costs from the project and deliver custom solutions. The overall project has delivered savings to our Client. Our team completed their milestones to the agreed revised programme, providing spaces to tenants for their fit-outs on the agreed dates. The Otago team have taken great pride in restoring this iconic building to its former glory.

Key Trade Partners

DBC

OEC

ICON

Decorating Services

Leith Joinery

Ellisons Aluminium

Hall Brothers

Accurate Cutting

Metal Works Otago



NORTHLAKE

MIXED COMMERCIAL & RESIDENTIAL COMPLEX

Our Wanaka team has achieved a notable milestone in completing Northlake's newest commercial space, Lot 1006. This project showcases two impressive buildings comprising ten ground-floor mixed-used tenancies and thirteen first-floor apartments, each boasting unique sizes and shapes. A spacious car park offers 64 parking spaces, contributing to the convenience and accessibility of the development.

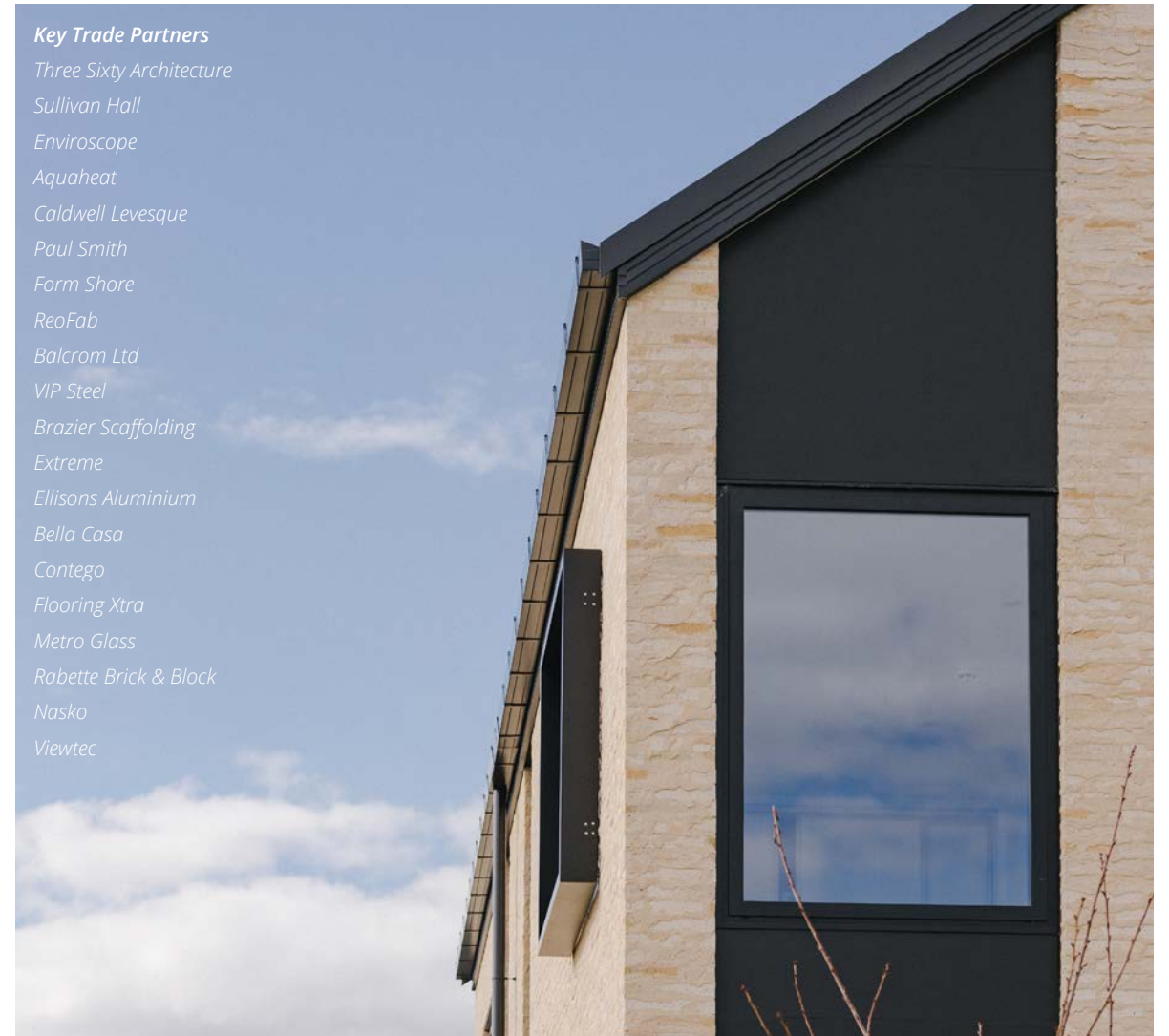
The first floor stands out with its predominantly timber-framed structure and timber roof trusses, exuding elegance and charm. Building two, positioned perpendicular to building one, features six ground-floor apartments and six first-floor apartments, enhancing the overall architectural brilliance.

Lot 1006 marks a significant addition to Northlake, meeting the increasing demands of the thriving subdivision. It perfectly complements the existing offices, Hello Ranger restaurant, and Pinnacles Early Learning Center. The characteristic roughly pointed semi-render brickwork, a signature finish for Northlake, features on the surrounding buildings, seamlessly blending residential and commercial structures.

Our team are incredibly proud to have delivered another fantastic project for our client, Winton.

Key Trade Partners

Three Sixty Architecture
Sullivan Hall
Enviroscope
Aquaheat
Caldwell Levesque
Paul Smith
Form Shore
ReoFab
Balcrom Ltd
VIP Steel
Brazier Scaffolding
Extreme
Ellisons Aluminium
Bella Casa
Contego
Flooring Xtra
Metro Glass
Robette Brick & Block
Nasko
Viewtec



Photos by Northlake | Winton



NORTHBROOK

SHOW SUITE

The Northbrook Retirement Village Show Suite, undertaken by Cook Brothers Southern Lakes for client Winton, was a collaborative endeavour to market the Northbrook Retirement Village development brand. Working closely with the client and their architect, Cook Brothers delivered a top-end finished product marked by meticulous interior fit-out to complement the construction. The finished dwellings, designed to house four individual residents in separate residences under one roof, will serve as a display Show Suite open to the public.

played a pivotal role in realising the client's vision, installing bespoke wall moulding joinery, cornice, and architraves to achieve a stunning aesthetic.

The collaborative approach adopted by our team and Trade Partners, marked by daily team meetings, facilitated the swift resolution of design changes and queries, ensuring a successful outcome. Cook Brothers was again pleased to deliver an outstanding product for valued client Winton.

These Show Suites were delivered through ongoing design innovations, brought to life with expert craftsmanship. The Cook Brothers team, comprised of highly skilled finishing carpenters,



Key Trade Partners

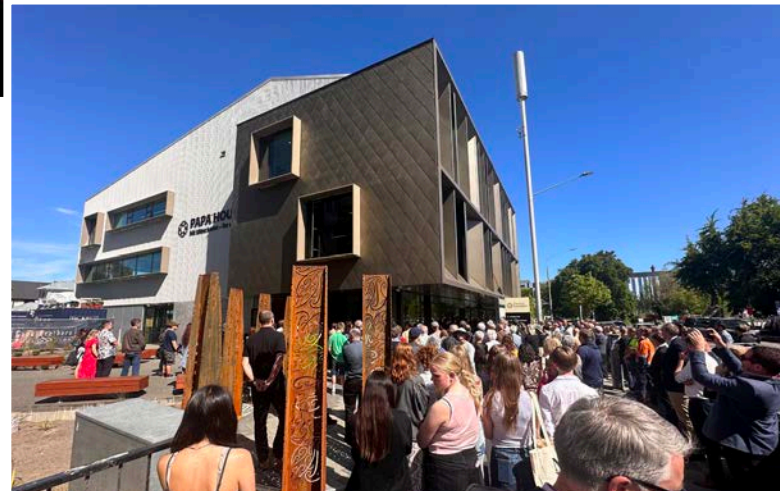
Roofing Hub Wanaka
 Ellison Aluminium
 Nordzco
 Bella Casa
 MR Decorating
 Carpet Court
 Aquaheat
 Outerspace Landscapes
 Rabette Brick & Block
 VIP Steel
 ITM Dyers Rd
 Hammer Hardware
 Metro Glass
 Nasko
 Viewtec



***UNDER
CONSTRUCTION***



**This magazine has gone to print prior to official completion of the project.*



THE KIND FOUNDATION

*Under Construction**

An exciting time for our Canterbury team in November with the official opening of The Kind Foundation's new home, Papa Hou.

The project, won by Cook Brothers Canterbury, was a part of the Government's shovel-ready scheme, and the team have worked hard to bring the new space to life. The development provides new facilities and sources of income for the foundation, previously known as the Christchurch YMCA.

Complete with a gym, a professionally equipped theatre, childcare centre, cafe, dance school, a physiotherapy clinic, meeting rooms, a commercial kitchen with a chef, and space for the foundation's other activities, plus those of the South and

Mid-Canterbury YMCA. The project was a unique and rewarding one for all involved.

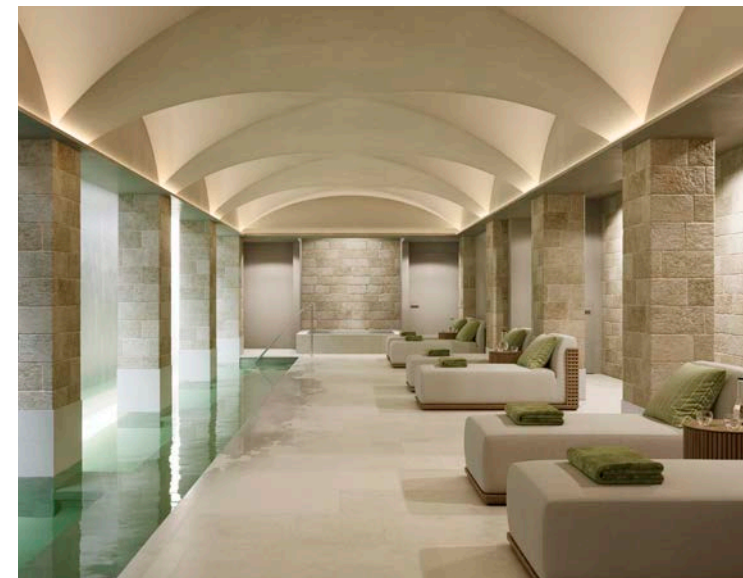
To launch the facility, 400 guests were invited to explore the new space. They were treated to an evening of storytelling explaining the cultural narrative gifted to the Kind Foundation by local iwi, performances from past and present members of the YMCA with music and dance.

No doubt this has been a long journey for the Kind Foundation and the Cook Brothers Construction team, but we are so grateful and proud to be able to gift back an amazing facility like this to the community. Well done all.

ROKI COLLECTION HOTEL

Under Construction

The Roki Collection Hotel is a 19-room, luxury hotel on Lakes Esplanade with inspiring views of The Remarkables range across Lake Wakatipu. Roki boasts an exceptional standard of finishing designed by Sumich Chaplin Architects & Virginia Fisher, along with a complex and challenging super-structure. The Southern Lakes team, including our Trade Partners, are excited to be involved in a high-profile and significant build for Queenstown.



BEACH ST

Under Construction

Our Southern Lakes team are excited to begin working at the new 5-7 Beach St development in the heart of Queenstown. It will be great to see this exciting commercial space come to life with two high-end retailers confirmed for next winter.



THE REGENT

Under Construction

Cook Brothers Construction have commenced works on a remarkable project in the heart of Cathedral Square. This project features a 4,000 sqm, 4-level commercial office space. Approached on an ECI basis over five months, our team meticulously fine-tuned the project through value engineering and collaborated closely with Professional Quantity Surveyors (PQS) to ensure a precise budget alignment.

Approximately 700 tons of structural steel is to be installed, and each column is approx. 6 tons.

We're excited to bring our experienced trade team to elevate this project to new heights. Stay tuned for an office space that promises excellence right in the heart of Cathedral Square.



TERRA CAT

Under Construction

Excitement is in the air as we proudly commence a brand-new project in Waterloo Industrial Park. This development sees the team delivering a 7,000sqm warehouse with an additional feature showroom, a state-of-the-art distribution centre, a workshop laboratory, and a truck wash across 7,000sqm of exterior hardstand.

Our dedicated Canterbury team can't wait to bring this vision to life for our valued client, Southpark Corporation.



PONSONBY ROAD

Under Construction

The Ponsonby Road apartments are an iconic build for Architect Ken Crosson. The impressive mixed-use development will be an exciting addition to our Auckland portfolio.



RESEARCH AND INNOVATION CENTRE

Under Construction



Cook Brothers Construction is incredibly proud to join Research & Innovation Queenstown Ltd to deliver this project to the rapidly growing Frankton, Queenstown. The new hub will house approximately 6000 square meters of research and innovation offices and facilities, with plenty of space for other commercial activities. This space will provide a fantastic opportunity to upskill our community and diversify the region's economy.



MCLEANS MANSION

Under Construction

Significant progress is being made on the strengthening and restoration of the magnificent McLeans Mansion. This iconic Category Heritage-listed building stands as one of the largest timber constructions of its era and indeed, the largest in the Southern Hemisphere. Spanning an impressive 2100 square meters, this architectural gem comprises three levels, including basement foundations, and boasts a remarkable 53 grand rooms.

The McLeans Mansion stands as a testament to the architectural prowess of its time, and it is our honour to play a part in its revitalisation. Through our teams meticulous efforts and deep appreciation for this cultural treasure, we are committed to delivering a restored McLeans Mansion that pays homage to its illustrious past while standing as a timeless symbol of grandeur and elegance. The restoration journey is expected to continue until mid-2024, as our team navigates each phase with unwavering dedication and craftsmanship.



FOOD COURT

Under Construction

Cook Brothers is excited to be a part of the next stage of the Queenstown Central development in Frankton. The Food Hall houses five different food eateries and a fabulous town square where people can sit outside and enjoy their food in a beautiful landscaped area.



KAURI FLATS

Under Construction

Kauri Flats is a new school situated on Walters Road, Papakura. The current school roll is 261, with a Masterplan roll of 700. Construction of three single storey buildings; 2 six teaching space blocks and 1 three teaching space block, school field and associated landscaping for Stage 2 Kauri Flats School build is required.

NORTH DUNEDIN MEDICAL CENTRE

Under Construction

The Dunedin North Medical Centre development is a 1000m2 two storey new build, consisting of a pharmacy/dispensary and café on the ground floor, plus undercover parking at the rear of the section. The top floor is a fitout for the Dunedin North Medical Centre team, which will give them some much needed space after being squeezed into their existing premises for many years.

The building is designed by WJ Cadzow and Associates, and the structure by Hadley and Robinson. The Otago team, together with our Trade Partners are excited to be involved in this significant project.





COOK BROTHERS ACADEMY

APPRENTICESHIP PROGRAM



The Apprentices had a great year with some success stories of progress and advancement. The focus for 2023 was to provide the type of support that would make our Apprentices the best they could be more as individuals within their team. That support came in many different packages like big tool kits for the new team members, the site team being very supportive of the Apprentices learning, and our Project Managers ensuring the Apprentices are getting the scope of work to ensure their practical experiences are the best. It takes a community to raise a child and 'one team' to teach a great Apprentice.

We started the year with four new Apprentices in Otago, two during the year in Canterbury and four in the Southern Lakes. To train all these new Apprentices, we also had a successful year with eight Apprentices completing their training to become qualified Carpenters.

Our 'Building Leaders Program' has been well used in all regions with 15 of our team learning from their Site Managers about how to carry out site administration and leadership. The Site Managers who are stepping up as the trainers have demonstrated what great abilities they hold to teach their knowledge to trainee. These Site Managers can make such a profound impact on others careers and lives and should be honoured as champions.



Milwaukee
ACADEMY PARTNER

Milwaukee offers a full range of power tools, hand tools, accessories, and storage solutions, designed with professional trades in mind. To our core Milwaukee represents game-changing innovation and Nothing but Heavy Duty performance and durability.



KIA ORA WANAKA

COOK BROTHERS CONSTRUCTION WANAKA CENTRAL

Looking ahead to 2024, a new and exciting chapter unfolds in the journey of our company, as Southern Lakes transitions into two distinct regions Queenstown and Wanaka Central.

The upcoming transformation, marked by the creation of Wanaka Central as its own entity, is a testament to the collective efforts of our team over the past decade. With the demand for work in the lower South Island, the Cook Brothers team have set the stage for the promising future that awaits both Queenstown and Wanaka.

As we take this significant step, we reflect on the instrumental role we've played in reaching this milestone. It's a moment of pride for all involved, and we eagerly embrace the opportunities that lie ahead.

Taking the helm as the Regional Manager for Wanaka Central in 2024 is Brad Jowitt, whose leadership promises to not only put the region on the map but also contribute to the continued success of our company. Excitement fills the air as we embark on this new phase of growth and development.



BRAD JOWITT | REGIONAL MANAGER WANAKA CENTRAL

With more than 16 years in the industry, Brad possesses a rich background, collaborating with professional architecture teams, main contractors, and, more recently, client-side project management. His commitment to the industry and passion for innovation positions him to lead the Wanaka Central Region.

Brad's adaptability and practical approach, honed through successful leadership in diverse projects, including healthcare, educational, commercial, infrastructure, mixed-use, and residential, will be instrumental in driving the region's success establishing it as a trusted and capable arm of the Cook Brothers business.

MEET THE TEAM

AUCKLAND REGION



MIKE JONES | REGIONAL MANAGER AUCKLAND

In the dynamic realm of construction, Mike Jones stands out as a dynamic leader with a wealth of experience and a commitment to fostering strong values and collaborative endeavours. With his construction expertise and proven entrepreneurial skills Mike has assumed the mantle of Regional Manager for the Auckland team, steering the team towards a more

cohesive future. As a builder by trade, inventor and entrepreneur, Mike has over 15 years of construction experience. With his passion for the region, drive for quality and accountability and one-team ethos, the team is poised to thrive on challenges and capitalise on opportunities, building on a collective focus that Mike has instilled.



ROB HARWOOD | OPERATIONS MANAGER AUCKLAND

Rob Harwood returns to our Auckland team, where he takes on the role of Operations Manager. Rob's extensive experience and impressive construction portfolio make him a valuable addition to the team, bringing high-level operations knowledge that will undoubtedly elevate our capabilities. In his capacity as Operations Manager, Rob will collaborate closely

with Regional Manager Mike and the entire Auckland team to provide project-specific support and ensure operational excellence across all facets of construction. His skills and expertise will contribute significantly to enhancing efficiency and effectiveness, aligning with Cook Brothers Construction's commitment to delivering exceptional results.

NATIONAL | GROUP

KRISTY JONES | NATIONAL SUSTAINABILITY MANAGER

Kristy Jones holds over eight years of experience within the construction industry as a Project Manager. Backed with a Master of Applied Science in Environmental Management (Sustainability) and a Bachelor of Environmental Management & Planning she has both the practical know how and passion to drive sustainability within Cook Brothers. As our new

Sustainability Manager, Kristy brings her unique skill set and passion to the Cook Brothers team, which will be of enormous benefit in applying these skills to a practical setting within the construction industry. Rolling out a new and improved sustainability strategy, Kristy adds immense value on our journey to become leaders in this space.

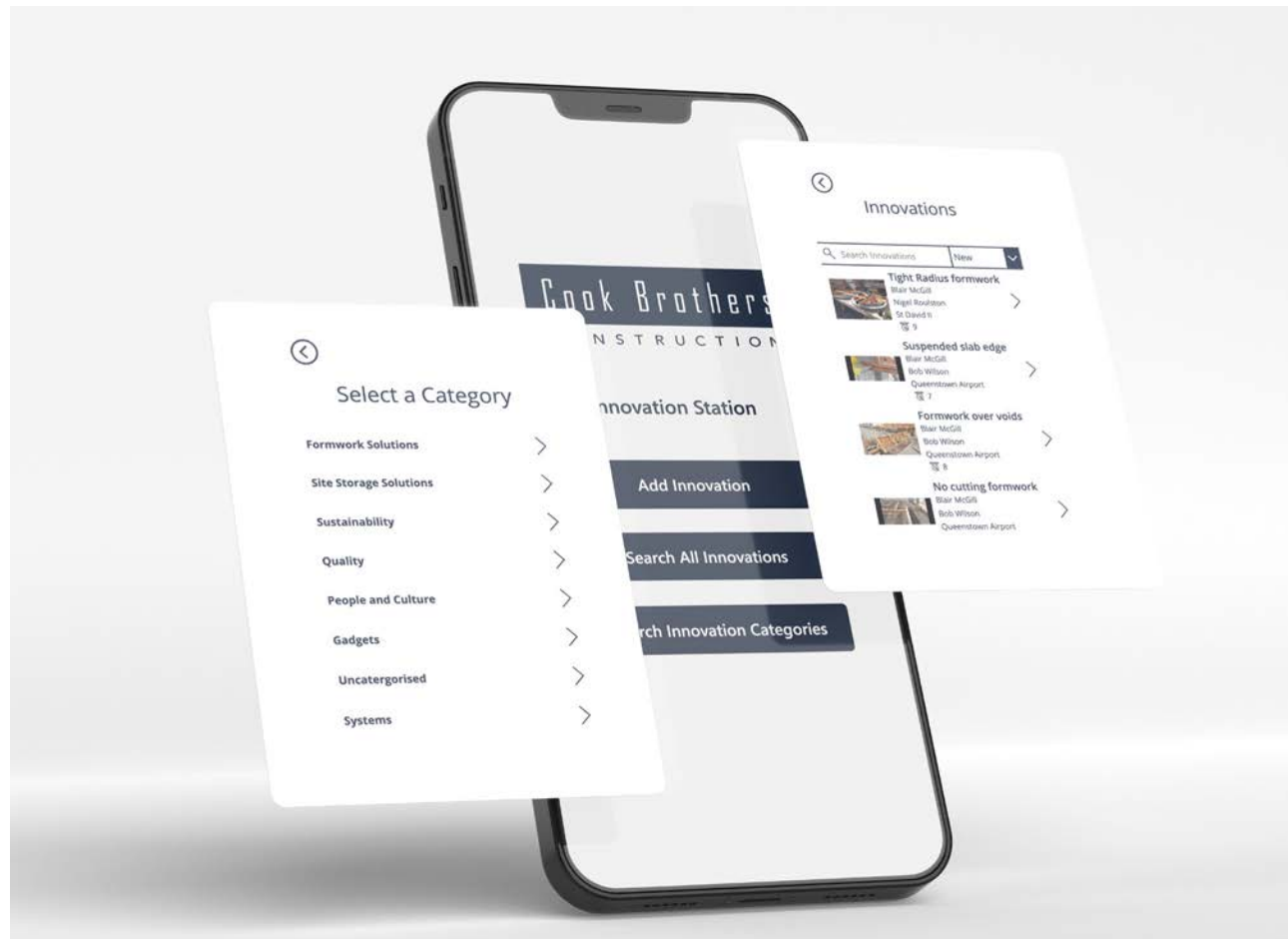


STUART MITCHELL | NATIONAL DESIGN MANAGER

Stuart is a seasoned architecture, design, and construction professional, specialising in brief analysis, design, and BIM project management. With a firm grasp of ECI and digital construction, he brings a wealth of knowledge to the table. Originally from Australia, Stuart has held pivotal roles on both the client and contractor sides, excelling in design and

project management for Government and Private entities. A robust foundation of technical proficiency, procedural acumen, and adept stakeholder management bolsters Stuart's design expertise. As Design Manager, Stuart will be critical in overseeing and leading the design process, ensuring its success and alignment with project objectives.





INNOVATION APP

IN-HOUSE DEVELOPMENT

Cook Brothers has a tradition of running Innovation competitions for the team, where our team submit an entry and pitch to the judges on why they should win. After seeing all the great ideas coming in, along with all the great innovations seen on site, it was obvious there was something missing, which was the ability to share and easily access our Innovations so that other teams, projects and ultimately clients can benefit from the clever stuff that our team comes up with. Thus, the Innovation Station was born.

Built in-house by our own IT team, the Innovation Station is an app which allows users to search categories, keywords or just generally scroll through looking at the uploaded innovations which might just help their own situation.

The app also provides the ability to upload in real time an innovation, which is then reviewed by our Innovation team, and if deemed worthy of inclusion to the App is tidied up and published. Newly launched in our company and quickly gaining legs, we expect to see the Innovation Station provide positive influence over your project in the future.

COOK BROTHERS COMMUNITY

PROUDLY SUPPORTING IN 2023



Cook Brothers Community launched in 2021 to offer support and assistance through grant/funding support, professional advice or mentorship. Why? Because we love giving back to the communities we work in. It's not just about business for us; it's about being good people and making a positive impact. When we get involved in local projects and support community initiatives, we're not just ticking boxes but building genuine connections.

We want the places we live to thrive. By actively engaging with and supporting local initiatives, we contribute to the wellbeing

and growth of the communities that form the backbone of our operations. This commitment goes beyond financial transactions; it's about building meaningful relationships, fostering goodwill, and ensuring that our operations thrive socially and economically.

This year, Cook Brothers were proud to sponsor the Three Lakes Cultural Trust, Macandrew Play Centre, the Kaikōura Wildlife Centre Trust, Parent Aid North West, Kia Ngawari kōhanga reo, and the Canterbury Indoor Cricket Under 13s.



SUSTAINABILITY

In the sustainability realm, this year has been marked by exciting progress. We've welcomed Sustainability Manager Kristy Jones, who brings her passion and extensive knowledge to the team; we launched a new Waste Management Plan, optimising waste diversion from landfills and serving as a valuable tool for procurement, program efficiency, site setup, and potential cost savings.

With a notably wet year across the country, we've underscored the importance of robust erosion and sediment control practices on our sites to prevent pollution of local waterways.

Looking ahead, our focus for the upcoming year is on furthering environmental awareness, monitoring waste, and reassessing construction methodologies to minimise our carbon footprint during the building process.

Next year our focus will be on continuing to build on the foundations that have been built – education and awareness around environmental risks, monitoring our waste and start reviewing our construction methodologies as we look to reduce our carbon expenditure during the build process.

SUSTAINABILITY CARPENTERS

We have had some fantastic stories and projects already come out of the workshops, with both Bobby (Canterbury) and Dan (Otago) working alongside NZ community groups like the Y Outreach Camp at Wianui, Orokonui Ecosanctuary, St Kilda Kindy, SPCA, Pathway Montessori Pre-School, Opoho Primary School, City Sanctuary, Andy Bay School, Trees for Canterbury, Boffa, City Mission Christchurch, Seabrook McKenzie Centre, New Beginnings Kindy, and Menz Sheds across the South Island.

Not only have the team encouraged this theme of recycling/upcycling on sites, but Trade Partners have also come on board. Brands like Wattyl have donated large amounts of paint to the team, from mis-tints to excess batches, and Milwaukee Tools have donated refurbished saws and tools.

As a measure of diversion for 2023, Bobby and Dan have directly diverted 18 tonnes from landfill by turning waste into valuable things, and this number does not include the salvaged materials and furniture used to build his workshop.

This role, an industry first, takes upcycling to a new level. By encouraging and educating about a circular economy and how the construction industry (responsible for a significant portion of the country's waste) can do its bit to change behaviour, our Sustainability Carpenters are making a significant impact.





One team with the desire to take on the world,
transform the construction industry,
and cement ourselves as a national leader.

Cook Brothers Construction

AUCKLAND

auckland@cookbrothers.co.nz
(03) 260 7260

4 Newton Road, Grey Lynn,
Auckland 1010

CHRISTCHURCH

canterbury@cookbrothers.co.nz
(03) 260 7260

494 Moorhouse Ave, Waltham,
Christchurch, 8042

WANAKA

info@cookbrothers.co.nz
(03) 260 7260

6/64 Mount Linton Avenue,
Northlake, Wānaka 9305

QUEENSTOWN

southernlakes@cookbrothers.co.nz
(03) 260 7260

10 Munro Road, Level 2
Queenstown, 9300

DUNEDIN

info@cookbrothers.co.nz
(03) 260 7260

6 Hanover Street,
Dunedin, 9016



Cook Brothers
CONSTRUCTION