

T H E L I N E

ISSUE 5

ELEMENT

Cook Brothers

CONSTRUCTION



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Kia ora,

This year Cook Brothers Construction is celebrating our fifteenth year. For myself and my team, this milestone has provided us with an opportunity to look back over the years, at the journey we have made; a journey that has made up 90% of my working career and path in life. Fifteen years is a mature milestone that shows we have what it takes. A construction business takes time to build a brand, reputation, experience and team. The industry is incredibly unforgiving and relentless, however it is also exciting and rewarding.

Having the right team behind us from the very beginning has attributed to the success of Cook Brothers today. The fundamental focus of being one team has founded our vision, culture and values since day one. We have a constant hunger and drive to be the best, and I believe that this value will continue to be. Cook Brothers have developed many friendships and livelihoods that will be forever lasting, this is something that is closest to my heart. While we continue to deliver amazing buildings all around New Zealand, it's the camaraderie that makes all the hard work worth it.

These buildings are a by-product of having a wonderful team that are passionate about Cook Brothers, one another and their work.

2020, in particular, has provided an opportunity for us all to reflect on what is important in life. Our focuses this year included the health, safety and wellbeing of our people, the power of community and the importance and urgency surrounding the protection of our environment.

Notably, we received a Sitewise score of 100%, which is a true reflection on the incredible efforts from our team to ensure a safer site for everyone. Through our People and Performance Manager Nat Fraser, we offered resilience and wellbeing workshops throughout the Covid lockdowns with our team, focusing on their mental health and performance. We established our first national Sustainability Committee, purchased the first of our EV fleet and committed to 100% Renewable and carboNZero certified electricity. These steps are only the beginning of what will be the next chapter for the Cook Brothers Team.

I'm incredibly proud of what Cook Brothers has achieved, and I look forward to what the next fifteen years and beyond has to offer for "a team with the desire to take on the world".

Dave Bulling
Managing Director





ELEMENT

APARTMENT *LIVING*

Element Apartments are 35 x 1&2 bedroom residences designed with an unwavering commitment to sustainability, intelligent planning and genuine value. Over two three-level buildings, including a storage basement, the design by Peddle Thorp, features a robust and honest material palette of brick and pre-cast concrete that is low maintenance and fitting to the local aesthetic.

The Auckland team first removed the existing 100-year-old villa at the top of the hill in Ellerslie in four pieces and to later reassemble in the Waikato. Site excavations were in the vicinity of 2400m³ with a 4.5m high temporary retaining wall built to maintain the roadside of the site. Due to the location of this new build, communication and engagement with the surrounding neighbourhood were critical at all times.

With innovation and sustainability at the forefront, the complex retains 90% of its rainwater with two sizeable concrete water tanks; one holds potable water for drinking, the second for irrigation through a complex rain garden filtering process. The programme saw its challenges. However, the team adapted the build methodology to ensure delivery of a quality project.



EACH OF ELEMENT'S HOMES HAVE BEEN DESIGNED FOR MODERN LIVING WITH CLEVER SPATIAL PLANNING AND STORAGE (INCLUDING BASEMENT LOCKER), AND FULL-SIZED DESIGNER KITCHENS AND BATHROOMS. FLOOR-TO-CEILING GLAZING OPENS TO PRIVATE COURTYARDS OR ELEVATED BALCONIES WITH SPECTACULAR VIEWS.



THE INTERIOR PALETTE HAS A CONTEMPORARY EDGE WITH ENGINEERED OAK FLOORS THROUGHOUT THE OPEN PLAN LIVING, BEAUTIFUL FLECKED LOOP-PILE CARPET IN THE BEDROOMS, AND THE FEATURE BRICK AND TEXTURED CONCRETE TO THE BALCONIES.



2020 INDUSTRY *AWARDS*





DARK SKY PROJECT

PROPERTY INDUSTRY AWARDS 2020

MERIT - TOURISM AND LEISURE PROPERTY AWARD

NZIA, CANTERBURY ARCHITECTURE AWARDS 2020

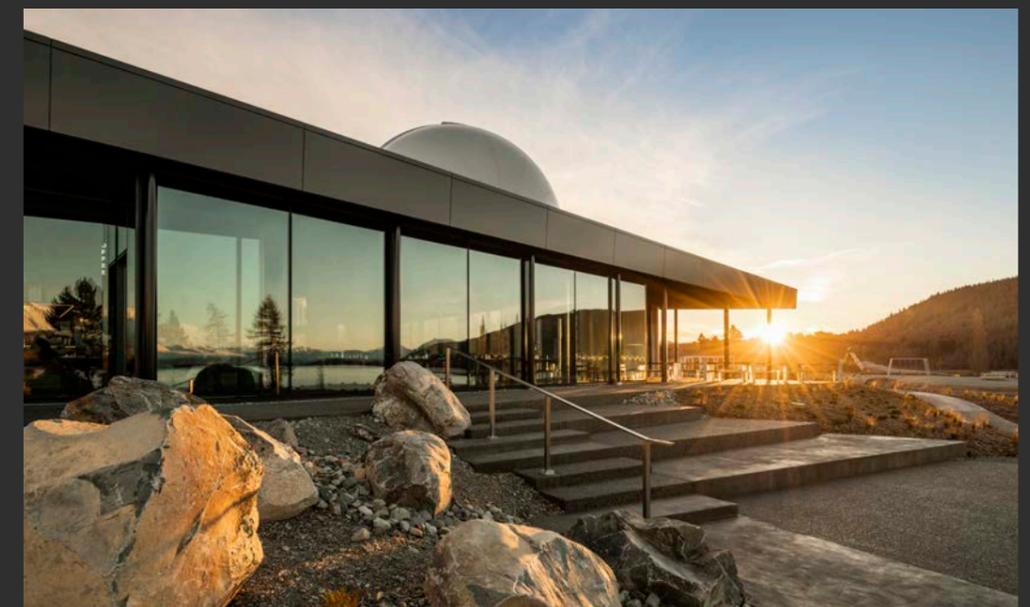
WINNER - PUBLIC ARCHITECTURE

Dark Sky Project's new base, Rehua, is a world class and innovative project located on the shores of Lake Takapō (Tekapo). Reflecting the key features of the landscape and natural environment, it is constructed of curved, fluted concrete walls which evoke the mountains, rounded by glacial action and the effects of wind and rain.

Rehua embraces the visitor, welcoming them to the Aoraki Mackenzie International Dark Sky Reserve; the largest gold standard dark sky reserve in the world and one of the best places to view the night sky.

Complete with a diner, retail, tour departure terminal, and astronomy experience including the unique 10-metre dome housing the newly restored 125-year-old Brashear Telescope, Rehua enables the discovery and understanding of Māori astronomy as well as the research undertaken by the University of Canterbury, providing a genuine connection between the natural environment, culture, science and experience.

Dark Sky Project (formerly known as Earth & Sky) is a joint venture between its co-founders Hide Ozawa/ Graham Murray and Ngāi Tahu Tourism.





WANAKA RECREATION CENTRE



WANAKA SPORTS FACILITY & POOL

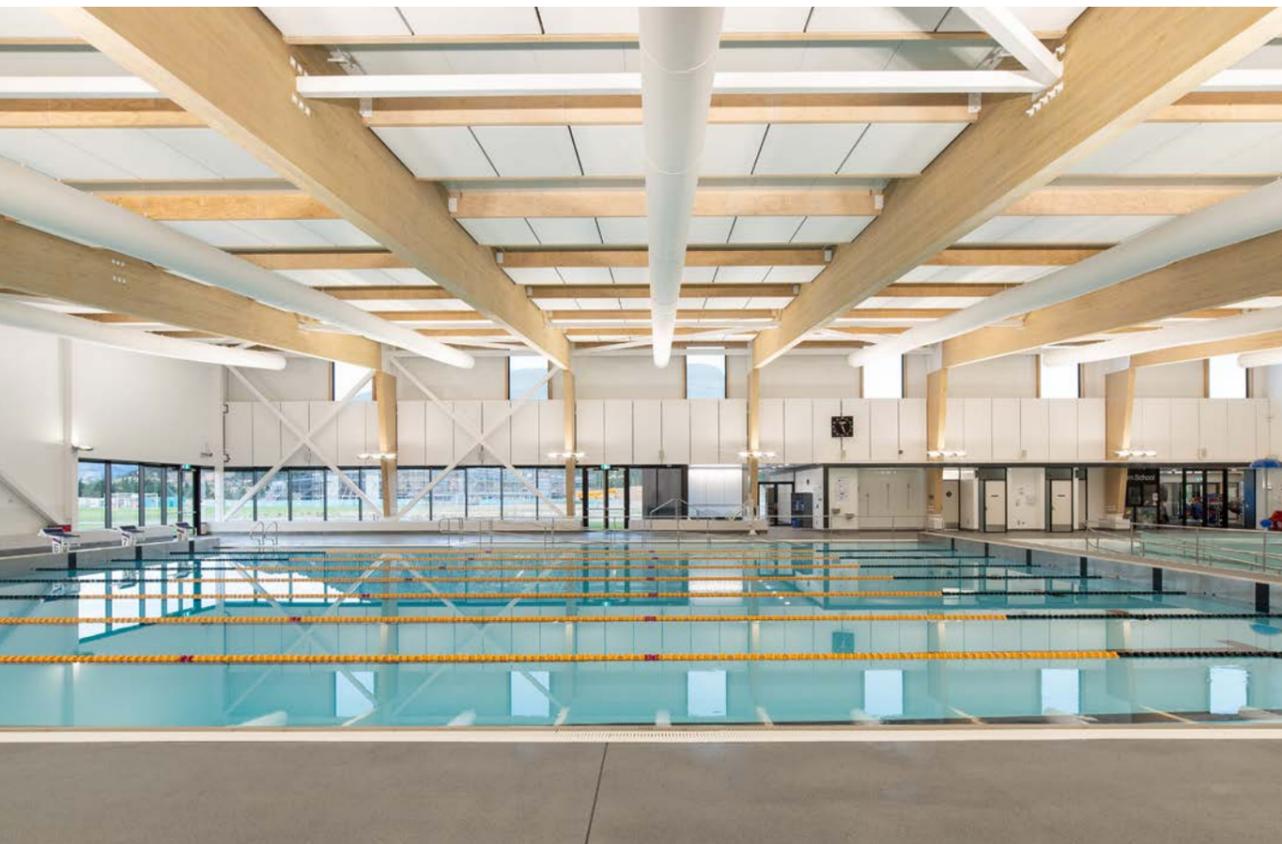
PROPERTY INDUSTRY AWARDS 2020 **MERIT - TOURISM AND LEISURE PROPERTY AWARD**

This \$25m state of the art sports facility can accommodate for a multitude of sports such as two full sizes basketball courts, two netball courts, three volleyball courts, four badminton courts and two tennis courts. A separate wing hosts a meeting room and kitchen, toilets and changing rooms, staff office, lockable storage space, and reception area.

Stage two of the project, the Wanaka Community Pool utilised a vision of architectural collaboration with the stunning Wanaka environment. Large picture windows frame the mountainous landscape and the pool hall roof structure is comprised of free spanning laminated timber rafters and columns that soften and breakup the space.

Construction required a high level of detail to ensure both visual excellence and containment of moisture vapour within the pool hall, via an extensive and continuous vapour barrier.

Innovative design and state of the art materials have provided two swimming pools constructed from a combination of 316L Stainless Steel and PVC membrane. The construction of the pool structural slab used Xypex additive in the concrete to provide a waterproof concrete slab to resist the potential of chloride attack steel reinforcing. The pool walls were constructed in the United States and transported to New Zealand via shipping containers in manageable sections. The walls of the pool include a combined gutter and filtered pool water sub-surface return chamber with sub-surface injection.



"NEW ZEALAND EXCELLENCE"

PROPERTY INDUSTRY AWARDS 2020

MERIT - INDUSTRIAL PROPERTY AWARD

EXCELLENCE - GREEN BUILDING PROPERTY AWARD

GREEN STAR

5 GREEN STAR INDUSTRIAL V3 DESIGN RATING



*AIR NEW ZEALAND LOGISTICS WAS AWARDED A 5 STAR
GREEN STAR NZ – INDUSTRIAL DESIGN V3 CERTIFIED RATING*



5 GREEN STAR Logistics Warehouse

A huge congratulations to Air New Zealand, Beca, Eclipse Architecture, Thorburn Consultants, RLB, RCP, and the Cook Brothers Auckland team for achieving a 5 Green Star Industrial v3 Design rating for the recently completed Inflight Logistics Warehouse at Auckland Airport.

“This rating is a really exciting, positive result and shows great leadership. By designing to such a high standard the team is helping deliver better results for those using the space, and for our precious environment.” *Chief Executive NZGBC Andrew Eagles*

In 2017, Air New Zealand put forward the proposed development of a new high bay 5000m² Logistics Centre located on Laurence Stevens Drive. This new facility would go on to accommodate the in-flight distribution operations, engineering maintenance, overflow aircraft spares, and other general storage requirements for Air New Zealand.

Designed to offer the best possible efficiencies to target a Green Star rating, Logistics required detailed assessments and computer modelling of daylighting, energy performance, and CFD analysis throughout the design stages. Targeting Green Star also required careful consideration of materials, building services design, and contractor engagement throughout the construction.

What resulted was a facility that allowed not only for Air New Zealand's current storage requirements but also the capacity for future growth, increased efficiency and a more cohesive workplace community. With its striking design and sustainable focus, Logistics is an outstanding example of a building for the future.

A 5 Green Star rating from the NZGBC demonstrates New Zealand excellence and leadership in green building, and we are so proud to have been a part of this fantastic project.





Nigel Bannan

NZIOB AWARDS, 2020

CATEGORY WINNER, HIGHLY COMMENDED - PROJECTS \$5-10M
DARK SKY PROJECT, TAKAPŌ.

“Nigel did an excellent job of managing the various subtrades under his control as well as coordinating the work of the separate specialist contractors. He has a strong eye for detail and because of the remoteness of the site from the design team his solutions-based approach was critical to programme and the success of the project” - Christopher Lowe, RCP

Congratulations to Nigel Bannan from our Canterbury team who was named as the category Winner and Highly Commended in the 2020 NZIOB Awards for his work on the Dark Sky Project in Takapō.

With his extensive history in contractor management, communication and people skills, coupled with his admirable traits of honesty, a keenness to learn and an appreciation of others and what they have to offer, Nigel was a fantastic leader on site.

Many elements of construction required highly detailed and precise sequencing of events, such as the accurate alignment of the custom made dome's ring beam wheels on the insitu curved concrete wall, and the install of the 125-year old Brashear Telescope. The successful delivery of such a complex build is truly a testament to Nigel's strength in building, and also communication.



Josh Stevens

NZIOB AWARDS, 2020

FINALIST - PROJECTS \$10-20M
LOGISTICS WAREHOUSE, AUCKLAND

“Josh handled the pressure of working in an Airport setting well, dealing with the many stakeholders involved and engaging well with the staff operating out of the existing building during a difficult build. Josh communicated well with all of the project team so any issues could be reviewed and closed out quickly for the best outcome for Air NZ and the project as a whole” - James Arrowsmith, RCP

Congratulations to Josh Stevens from our Auckland team who was named as a finalist in the NZIOB Awards for 2020 for his work on the Inflight Logistics Warehouse for Air New Zealand.

Josh is a young and determined Site Manager who continually strives for quality in his work; never one to shy away from a challenge, always looking to improve and meet the expectations of his team and clients.

This project was recently awarded a 5 Green Star Industrial Design v3 rating demonstrating New Zealand excellence and leadership in green building. A fantastic result for Josh, who through the course of the build applied himself to complete a Green Star Accredited Professional course.

BUILDING FOR *TOMORROW*

MINISTRY OF EDUCATION PROJECTS

TE WHARE KAIMAHI - THE TERRACE SCHOOL

The Cook Brothers team have been professional and timely, ready and willing to answer any questions along the way and collaborate on the integration with other school projects. This has been key in working towards the wider picture of our school improvements”

Sarah Graham, Principal The Terrace School

The Terrace School

SOUTHERN LAKES

Our Southern Lakes team recently completed the new-build and fit-out of the admin and technology block, car park and surrounding areas at Terrace School in Alexandra. The new facilities will service not only the students at Terrace School but also the other students in the local area.

The project was completed in two stages; stage 1 of the project saw the build of the new admin and tech block. These were handed over under CPU before stage 2 could begin, which was

the demolition of the existing builds and a new car park. Clear lines of communication and delivery structure allowed the team to work well ahead of the contract programme and also deliver to the forecasted budgeted. All stakeholders worked closely together to ensure they were operating efficiently.

A highlight of the project was the sustainability initiatives the team used during the project. A lot of the building waste was diverted from landfill using recycling stations they set up on



site. The team worked well with our consultants Design Group Stapleton Elliot and Powell Fenwick; led by Frequency to overcome any challenges. The team maintained a strong client relationship, and the project was handed over with a dawn blessing gathering whānau, family, build team, trade partners, friends, students and teachers.

“Their clear communication, positivity in the face of adversity such as COVID19, the integration of old buildings and the unexpected challenges these bring, and attention to detail have ensured that we have had a successful partnership in this build.

The blessing, conducted by local Ngāi Tahu Kaumatua Darren Rewi, was held on Monday 22nd June to a gathering of whānau, family, build team, trade partners, friends, students and teachers. Students sang choruses of Tūtira mai ngā iwi, and tea and cakes were consumed within the warm walls of the new teacher's staff room.

Cook Brothers, along with Frequency, Powell Fenwick Consultants, DesignGroup and the Ministry of Education, were pleased to hand over Te Rau Mātaki, Te Whare Kaimahi, Tari, Te Whare-iti; the technology block, staffroom, and office spaces to the Terrace School so that they may continue their vision to nurture, challenge and inspire caring, connected learners.





Sensory Hub

OTAGO

On the site of the former Riselaw Road School, sits the new Ministry of Education Sensory Hub. This project was won by Cook Brothers Construction on an open tender market. The scope grew with a second stage of the project added partway into the project. The existing school buildings were gutted internally and bought up to compliance with fire and strengthening. The Cook Brothers team upgraded the external envelope of the buildings with new windows and roofs, entrance ways were identified and improved and a full interior fit-out was completed to provide bright new spaces.

While this build is a relatively simple construction, our highlight comes from our connections with the community. Our team managed to recycle and repurpose redundant fit-out items and demolition timber within the community, with free firewood offerings and old school furniture in large quantities diverted from landfill.

The building is now home to the administrative functions for the local Resource Teacher Learning and Behaviour (RTL) unit, the Blind and Low Vision Education Network New Zealand, and the Van Asch Deaf Education Centre.

Hāwea Flat

SOUTHERN LAKES

To meet the demands of a rapidly growing community, the Hāwea Flat School was well overdue for an expansion of their existing administration areas and the addition of new classrooms. Cook Brothers were engaged to begin these works in 2019, and over nine months undertook a two-stage partial demolition and a new extension to the existing building.

Hāwea is a forward-thinking school led by a tight community. As a show of support, our team assisted in the coordination and running of fundraiser whereby demolition materials from the project were sold to the local community for reuse, saving

them from landfill. Materials included recycled wall coverings, joinery, pink bats, timber walls, trusses, roofing iron, windows and external joinery. This was a fantastic initiative, and raised over \$3k for the Hāwea Flat School.

This was a community-focused and sustainable project, completed over the course of a challenging year for many. The Cook Brothers Team delivered the works in a professional and timely manner to a very happy client.



Prebbleton School

CANTERBURY

Cook Brothers Construction were delighted to be the successful contractor for the Prebbleton School, a highly impressive and architectural build for its kind.

The grandeur of the design is unlike many schools in the locality and is testament to the area. It contains an array of impressive architectural features such as Terracotta coloured precast panels, alucabond feature columns, architectural

shade louvres, and glass balustrades.

The solid structure comprises of structural steel and precast panels with the first floor being formed using Interspan Ribs.

Key features include high level acoustic ratings and top of the range services package to offer students the latest technology to assist with their learning.





ONSEN HOT POOLS

Queenstown

Cook Brothers Construction Southern Lakes recently completed the exciting renovation and extension to the Onsen Hot Pools in Queenstown. The project involved a full re-clad & renovation to the facility plus construction of a large new extension. The popular attraction added much-needed capacity with a new lounge area, four luxury massage rooms, four spa rooms and a further five outdoor garden pools plus three private spa pools with associated changing rooms and facilities, all as part of the construction.

Given its use as a spa & leisure facility, the build itself was completely bespoke. Situated in an incredibly scenic location overlooking arguably the most beautiful section of the Shotover River this was a unique project completed with a high-end fit-out incorporating several special finishes & Japanese style design elements.

As the Onsen project was an operating facility, noise management was a big challenge given the nature of their business which largely continued operating throughout construction. This was managed through constant communication with the client and working in with collaboratively agreed shut down periods.

The team performed to a high standard and worked in with our client's requirements while balancing the needs and productivity of the project well.





TASTI PRODUCTS

Manufacturing Plant

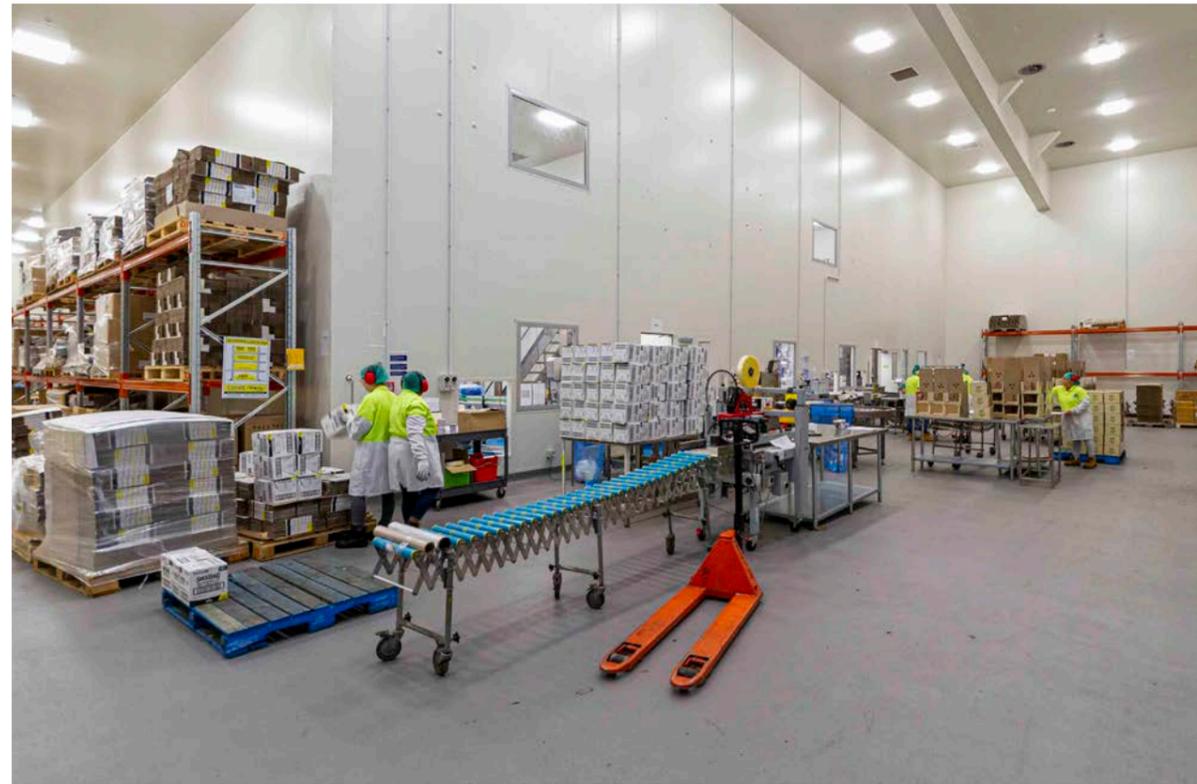
Cook Brothers Construction was engaged by New Zealand owned Tasti Products to commence the demolition, and new build of a 3800m² Gluten Free Manufacturing and warehousing facility. The company has been proudly providing New Zealand with delicious treats since 1932, and now have expanded their Auckland facilities to include a brand new gluten-free manufacturing plant.

Two fire damaged and contaminated warehouses were carefully demolished in stage one, with partial areas of the building saved for refurbishment. Then stage two saw the new build of the manufacturing plant and warehousing facility with extensive piling and drainage works followed by structural steel roofing and internal works and commissioning.

The Auckland team faced challenges around the facility's strict operational limitations around access. As this build was destined to be a state of the art food processing plant, our team managed these challenges with strict access protocols and extensive planning. The team innovatively brought in the RAP GEOPIER system to overcome unstable ground conditions. This installation of the RAP stone columns throughout the site and a specific designed post-tensioned slab improved the ground conditions significantly, reducing time and cost.

The new production and warehousing facility is an exciting addition for Tasti Products.







MATATIKI HUB

CHRISTCHURCH HOSPITAL HAGLEY

The power of community is amazing. Generous Canterbrians answered the call and raised a whopping \$3.2 million for a future-proofed rooftop helipad and the enhancements of the children's facilities at Christchurch Hospital Hagley.

A key feature of this upgrade was the Matatiki Hub, a large indoor play area adjacent to the children's wards on Level 7. Our Cook Brothers team were extremely proud to be involved in this project for our Christchurch Whanau alongside RCP, Architectus, RLB, WSP, Beca and Fire Connect.

The 120m² Play Space is complete with spaces to explore, including an aquarium, interactive projection facility, gaming

consol, slide, tunnels and even a magical fairy tree. To top it off a shiny new Radio Lollipop studio was constructed along with social spaces for the older kids.

Funded by the Christchurch based Health Charity 'The Māia Foundation' this facility was designed to brighten up the lives of the patients and their families who are going through a tough time.

It's not every day we get the chance to be involved in such a unique project, and the entire project team are really proud of the end result.

NORTHLAKE RESERVE

WANAKA

Cook Brothers Construction, together with Winton Partners, Paterson Pitts, SA Studio, Sullivan Hall and Property Group recently completed the exciting new recreational reserve in Northlake, Wanaka.

Located at the corner of Northlake Drive and Mt Burke Street the reserve is set on 11,100m². The reserve is primed for community use complete with artificial tennis court with a removable net and inbuilt futsal goals / line marking, concrete plaza with basketball hoop, rebound wall, a shade shelter with Electric BBQ, bike parking and seating. There is also an outdoor gym space located inside a fully retained bark area and an impressive pump track for BMX bikes and skate boarders. The footpath area is fully lit with bollard lighting and a large open grass area to utilize just in time for summer.

Gifted to the local council by Winton, the reserve will benefit the Northlake and wider Wanaka community providing a fun and safe place for all ages.

THANK YOU TO OUR AMAZING TRADE PARTNERS WHO BROUGHT THE RESERVE TO LIFE, AOTEA ELECTRICAL, FOLEYS PLUMBING & DRAINAGE, GBH, ELEVATE TRAILS, TIGER TURF, PLAYCO PLAYGROUNDS, PLACEMAKERS, ECCO LANDSCAPES, MR DECORATING, URBAN EFFECTS STREET FURNITURE, GYM LEADER, FULTON HOGAN AND SOUTHERN LAKES SCAFFOLDS.



Keeping Time

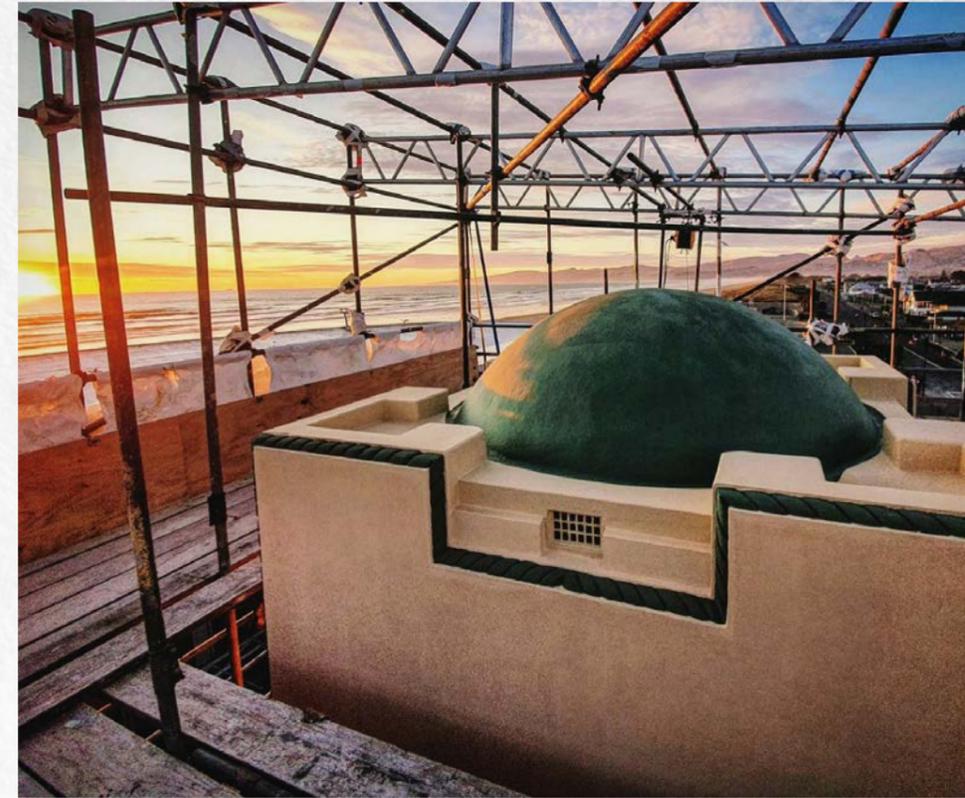
CLOCK TOWER HERITAGE RESTORATION

25 SEPT 1935, OPENING OF THE "NEW" CLOCK TOWER

NEW CLOCK TOWER AT NEW BRIGHTON, CHRISTCHURCH
A photograph taken at the official starting of the clock, presented, together with its handsome tower, to the borough of New Brighton by Mr. H. S. Green, of Christchurch. The ceremony was attended by a large gathering.
—Buckley



WHILST UNDER CONSTRUCTION AT THE NEW BRIGHTON CLOCK TOWER, THE TEAM CAME ACROSS A TIME CAPSULE LAID UNDER THE FOUNDATION STONE DATING BACK TO 1934.



NEW BRIGHTON CLOCK TOWER

The New Brighton Clock Tower is now telling time again. After suffering decades of exposure to the harsh seaside environment, the 1930's tower was also hit with significant damage in the Canterbury earthquakes. Restoration work involved significantly upgrading the tower's structural integrity by replacing two cracked internal floors, adding steel reinforcing, and applying a corrosion prevention treatment on the concrete surfaces, repair of the clock's complex mechanism and painting.

"The tower is looking its best with fresh paint work in the original 1930s colour scheme. I think locals and visitors will see the iconic structure with fresh eyes after this very careful and thorough restoration." Christchurch City Council Head of Parks Andrew Rutledge

The significant environmental toll on the structure had caused considerable corrosion to the structural steel. All four faces went through a careful process of restoration, with the key emphasis being on the retention of their original appearance and boosting the building's longevity and performance.

SUMNER CLOCK TOWER

The 100 year old Sumner Clock Tower has undergone extensive repairs and again our experienced heritage team have excelled themselves in effort and workmanship. Four refurbished clock faces and mechanisms were fitted with precision. Structural repairs, concrete repairs and a full electrical upgrade were completed and the tower was given a modern twist with colour changing LED lights.

The repairs, which revealed significant hidden damage, were carried out by our Canterbury team with diligence and care, keeping detailed records of the works. The quality assurance systems developed for this project allowed the project to continue with great success and have provided the client the level of confidence that the tower will stand for another 100 years at least.



CHAMOIS LODGE

MT COOK

This original timber-framed construction of the Chamois Lodge had suffered under the intense alpine environment, and after almost sixty years in operation was ready for renovation. The scope of works was to renovate/modernise the rooms including bathrooms which required stripping right back to the old timber-framed walls, replacing all sanitary and tapware, re-tiling and painting. New double glazed joinery units replaced single glazed windows opening up to a new and better view of Mt Cook.

All rooms were fully refurbished with new carpets, wall linings and painting along with new joinery and furniture and heating and plumbing systems replaced. Hallways were re-lined, re-carpeted and repainted and the exterior of the building was refreshed and re-roofed.

Time frame was critical as the accommodation was required to be open for the summer trade and a pre-booked tour group. With the client having closed for the winter season, Cook Brothers took advantage of this quiet season, utilising workers accommodation on site Monday to Friday to expedite works. Cook Brothers met programme with excellent results and to a very pleased client.





TE NIKAU

GREY HOSPITAL & HEALTH CENTRE

Cook Brothers Canterbury gained the opportunity through industry reputation to tender for the general Carpentry Package alongside Fletcher Construction for the original \$90M+ Greybase Hospital project. Cook Brothers were successful in its competitive tender and were awarded the contract with an immediate start. The package consisted of approximately 4,000m² of façade area to frame and pre-clad ready for the external claddings along with soffits and internal ply diaphragms.

Cook Brothers took this exciting opportunity to work cohesively as a member of a greater team with Fletcher Construction. Due to our teams' performance, attention to detail and quality control, they were awarded additional works completing a six-month programme to just under two years.

Through the project, Cook Brothers have installed 18 Kilometres of 190x45, 14 Kilometres of 140x45, 8 Kilometres of 290x45, 5,500m² of Plywood and 600m² of Villaboard to soffits complete with Level 5 full surface flush stopping and over a million nails.

A New Build Hospital built to IL4/IL3 rating, 8,500 square metre facility, adjacent to the current Grey Base Hospital, includes fifty-six in-patient beds, three operating theatres, and an integrated family health centre to support the delivery of primary healthcare services. It will also house and support the delivery of other clinical services, including a 24/7 emergency department, critical care unit, acute and planned medical and surgical services, maternity services, and outpatient care.



MAYFAIR THEATRE

A COLLECTIVE VISION, ONE SEAT AT A TIME

Located on the stunning Kaikōura waterfront, the bulk of original 1930's Mayfair Theatre was demolished following extensive damage from the 2016 Kaikōura Earthquake; only the unique Mayfair Pink historic art deco masonry façade was retained.

The new building encompasses the entire 400 m² site with the facility including a 92 seat multi-use cinema space, a dedicated 35 seat cinema, and a mezzanine exhibition/gallery space. Constructed with laminated timber framing and engineered plywood roof structure, this building is designed to service the local community for many years to come.

Despite numerous challenges including Archaeological discoveries, Covid 19 lock down and subsequent Level 3 & 2 restrictions, the project was delivered in time for the original November 2020 opening.

Lead by John Wyatt, Kaikōura Community Theatre Trust representatives are incredibly passionate about this project, and given the end result, it's not hard to see why.



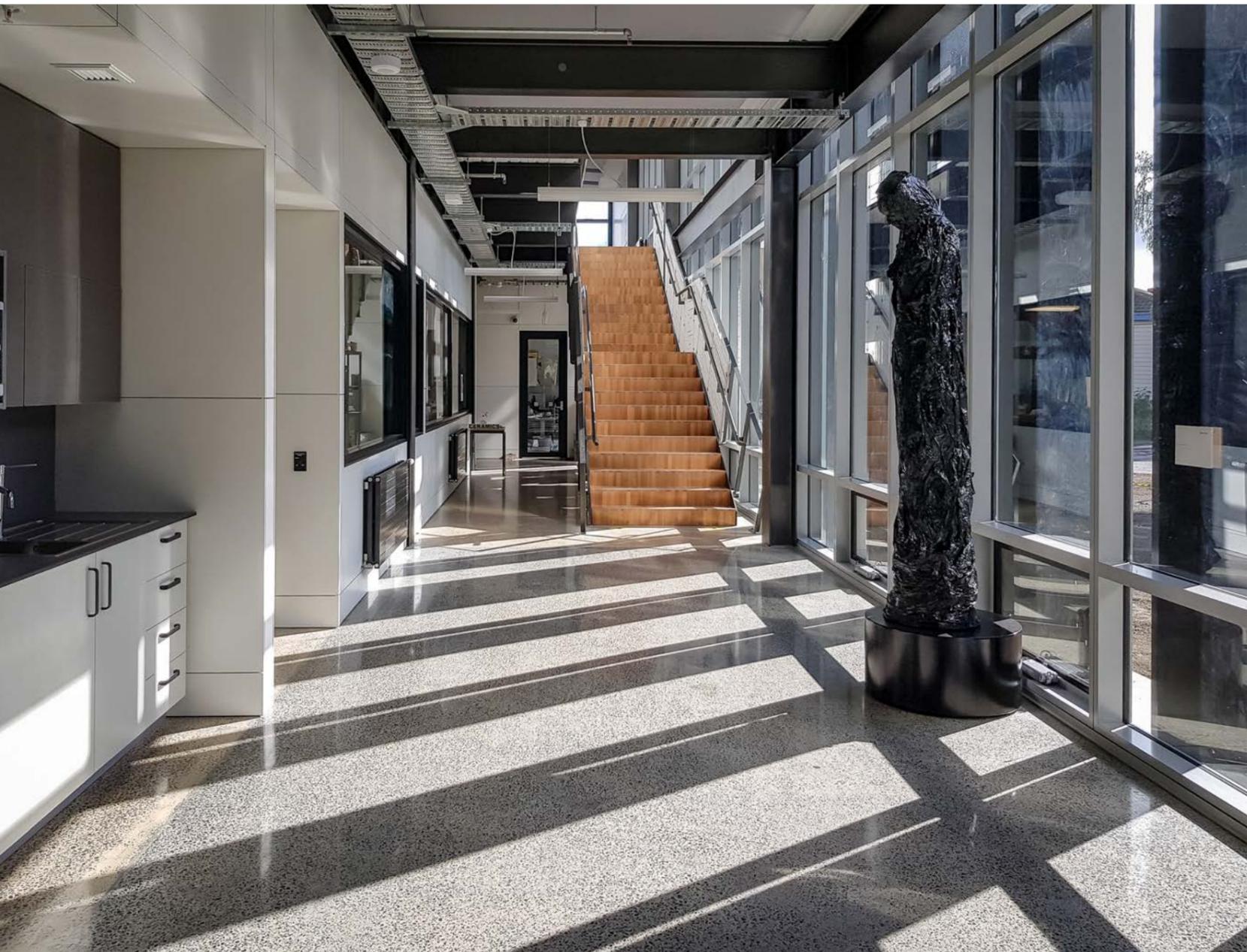
O'BLOCK

OTAGO POLYTECHNIC

In 2011, Cook Brothers Construction was proud to collaborate with McCoy & Wixon Architects on stage one of Otago Polytechnic's new Creative Precinct building. Returning in late 2018, Cook Brothers entered a design and build negotiation with the Otago Polytechnic for the stage two development, which over doubled the size of the space.

This new addition has provided the much needed addition of space and facilities for the Engineering and Arts students of the Polytech.

The Creative Precinct is a highly sustainable building with emphasis on natural ventilation and recycling. The structural



timber of the former art school building previously occupying this site, was reused in the first stage of the project for stairs and wall features. Natural light and functionality have been the centre of the design by McCoy & Wixon with an emphasis on the “creative” aesthetic to fit the purpose of the building.

Agreeing on a contract price, phase two of the project was built in two stages to accommodate the limited space on the site. The first phase was handed over on programme and to a high standard ready for the 2020 academic year. The last stage was completed in September 2020, and is already a highly utilised, superb looking, highly functional and creative space for the Polytechnic.

Cook Brothers carpentry and concrete teams were led well by our site management and project management, with our Regional Manager acting as project director in interfacing with the many stakeholder departments in the Polytechnic. The two stages of the project although 10 years apart, compliment each other, designed seamlessly by our design partner McCoy & Wixon Architects.





SUSTAINABILITY

WHAT WE DO TODAY, DEFINES OUR TOMORROW.
 MĀ NGĀ MAHI O TĒNEI RĀ, E HANGA TE ĀHUA O ĀPŌPŌ.

As Cook Brothers Construction is growing, so does our sense of responsibility. We understand that the construction industry has a significant impact on the world, and we want to change that for the better. Our goal moving forward is to make a tangible difference to our country and our communities and each other.

In 2019 we started our sustainability journey, engaging an external consultant to assist with strategic development. In January 2020 we decided to create a role and hire our first ever Sustainability (& Quality) Manager. With this new expertise on-board, we have

supercharged our sustainability strategy, systems, policies and processes, and set some ambitious goals for the next 10 years (including aiming for zero waste and being carbon negative!). These changes are all based on international standards and the UN's Sustainable Development Goals.

With this plan now in place, Cook Brothers have a lot of exciting projects in the works. On the following pages are examples from 2020 developed around the essential themes and commitments of our place, our people and our work.

PEOPLE



TEAM WELLBEING

We care for the health, safety and wellbeing of our people.

- 50% reduction of TRIFR (Total Recordable Injury Frequency Rate) as established in 2021
- ISO 45001 certified
- We will pay a living wage to our team
- Gold standard Workwell accreditation
- Platinum Level Legacy Partner at Know Your Purpose
- CareSaver partnership
- Top level well-being procedure and budget for our team.
- One full-time H&S Coordinator for each region
- Every site has a team member who have completed the Mates in Construction Mental First Aid training

UN Sustainable Development Goals: 1, 3, 5, 6

KNOWLEDGE

We develop the capability of our people to build a sustainable future.

- 100% of build team members accredited in sustainable building standards
- Internal onboarding, training and library
- External collaboration with other businesses and organisations

UN Sustainable Development Goals: 4, 9

COMMUNITY CARE

We care for and contribute to the communities and society that we are all a part of.

- Community care and communication plan created for all projects
- One community activity for suitable projects over \$250,000
- CBC Sustainability Fund supporting local community projects
- Source 100% local sustainable food and beverages

UN Sustainable Development Goals: 2, 8

Sustainability Strategy

2030 Goals

PLACE



CLIMATE ACTION

We understand the urgency of climate action and aim to be carbon negative.

- Climate change risk assessment and mitigation plan
- Zero waste
- 100% electric fleet (EV100 membership)
- 100% renewable electricity
- Minimisation of travel through optimisation of flexible work practises, efficient fleet usage and virtual technology
- Establishing forestry
- Climate Leaders Coalition membership
- Carbon emissions verified

UN Sustainable Development Goals: 7, 9, 12, 13, 15

ECOSYSTEMS

We respect and protect the ecosystems we work within and impact on.

- Environmental Management System - ISO 14001 certified
- Environmental Management Plans and policies in place across all CBC regions to the highest standard - protecting local ecosystems directly and in-directly associated with our building sites through control of run-off, spills, erosion, sediment and air pollutants
- Zero use of Red List building products

UN Sustainable Development Goals: 6, 11, 14, 15

WORK



LEADERSHIP

We recognise the potential to do well by doing more good. We want to be the best by being the most sustainable.

- Annual sustainability reporting
- Leading the way by being the most sustainable tier 2 construction company in New Zealand
- Demonstrating to stakeholders that sustainability and long-term economic success are interconnected
- Offering clients options for a carbon neutral or negative builds
- Hosting sustainability events and training
- Being a leader in the UN Sustainable Development Goals

UN Sustainable Development Goals: 8, 12

COLLABORATION

We recognise the power of collaborative efforts in building a more sustainable future.

- Influence, educate and empower trade partners
- Lead collaborations with industry partners
- Working with external stakeholders to move towards all builds using sustainable products and practices
- Sustainable world record breaking team member event

UN Sustainable Development Goals: 17



Our people
Our place
Our work
What we do today
defines our tomorrow.



PEOPLE

Ō Mātou Tāngata

TEAM WELLBEING

WE CARE FOR THE HEALTH, SAFETY AND WELLBEING OF OUR PEOPLE.

KNOWLEDGE

WE DEVELOP THE CAPABILITY OF OUR PEOPLE TO BUILD A SUSTAINABLE FUTURE.

COMMUNITY CARE

WE CARE FOR AND CONTRIBUTE TO THE COMMUNITIES AND SOCIETY THAT WE ARE ALL A PART OF.



Health, Wellbeing & Resilience

Nat Fraser joined our team with immense experience as a mental skills coach and athlete life advisor in High-Performance Sport. Her work with the Cook Brothers team especially throughout 2020 around development, performance management and critical thinking skills, have helped to develop mindset and wellbeing management skills, tools and strategies to ensure that our team are at their best, responding in a resilient, adaptable and positive way during highly challenging and stressful times.

These skills, tools and strategies are essential for us to perform as humans and to manage our attention and mindset to enable us to put our best foot forward when faced with adversity and challenge. This has been extremely prevalent during our level 4 lockdown, where Nat has facilitated some invaluable training workshops to help take on this pandemic in a thriving state, rather than just a survival state.

Daffodil Day

This year the Cook Brothers team again turned to their valued clients, trade partners, friends and family to answer the call to raise money for Daffodil Day. We were again blown away by the keen support of those who came together to donate and show their support. By “planting” the daffodil banners, together we have raised another incredible 22k for the Cancer Society nationwide.

Our sincerest thanks go out to our Auckland Region, who at the time were still at the coal face of the pandemic, saw 26 new supporters come on board to play their part. Their site, in Albert Street in Auckland Central, with its 2m high yellow daffodils became a symbol of hope, support and strength for their community.

PLACE

Tō Mātou Wāhi

CLIMATE ACTION

WE UNDERSTAND THE URGENCY OF CLIMATE ACTION AND AIM TO BE CARBON NEGATIVE.

ECOSYSTEMS

WE RESPECT AND PROTECT THE ECOSYSTEMS WE WORK WITHIN AND IMPACT ON.

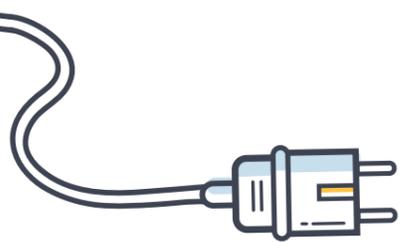


Renewable & carbon zero



Cook Brothers nationwide have made the switch to Ecotricity as our chosen energy provider for all sites and offices.

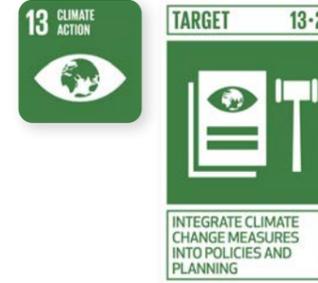
Ecotricity is New Zealand's only provider of 100% Renewable and carboNZero Certified electricity and is 100% owned and operated by Kiwis. By making this change, Cook Brothers Construction is supporting the development of new renewable generation projects for our communities, and have saved **4.58 tonnes of CO2** and counting.



Driving the future

In 2020 we purchased our first plug-in hybrid electric vehicle (PHEV), a Toyota Prius Prime. Just the first step to converting our entire fleet to 100% electric over the next 10 years.

So far this particular car has driven the length and breath of the Auckland region over 2453km, been used in electric mode 48% of the time and saved **370 kg of carbon** from being emitted. A small, but great step in the right direction.



E-waste solutions



Established in 2000, Remarkit manages the commissioning, Secure Disposal and remarketing of Information Technology equipment for New Zealand and Australia's largest corporations, leasing companies and government agencies, recycle 98% of what they receive.

This initiative is supported by Cook Brothers aim to reuse, re-purpose and prevent waste. Since partnering with Remarkit, Cook Brothers have **recycled 97kg of electronic waste**.

WORK

Ā Mātou Mahi

LEADERSHIP

WE RECOGNISE THE POTENTIAL TO DO WELL BY DOING MORE GOOD. WE WANT TO BE THE BEST BY BEING THE MOST SUSTAINABLE.

COLLABORATION

WE RECOGNISE THE POWER OF COLLABORATIVE EFFORTS IN BUILDING A MORE SUSTAINABLE FUTURE.



Provincial Growth Fund Apprenticeship Funding

Cook Brothers love to see our employees thrive, since our founding fifteen years ago; we have always had a great history of training and developing our team. We are proud that in the current climate that we will have the opportunity to continue on this path with our recent approval of PGF Apprentice funding.

This funding is a fantastic opportunity to support further the development of individuals in our industry, and our regional economies and communities in a sustainable and structured manner. The programme is targeted at new and current employees to gain their trade qualifications and to upskill to leadership roles, enabling them to live and work locally. Watch this space!

S360

Working alongside the Ministry of Awesome at the Ara-based Te Ōhaka – Centre for Growth & Innovation since late 2019, Cook Brothers own Quality and Sustainability Manager, Caroline Thalund has developed a digital platform, S360, that makes sustainability simple and helps businesses grow sustainably by providing easy tracking and reporting of targets based on UN Sustainable Development Goals.

Caroline passion and drive to change the world for the better has seen this project grow from a fledging idea to a product now ready to be trialled across multiple industries in New Zealand.

Cook Brothers are so proud to be the first business to pilot the S360 platform, developed by one of our own, as part of our sustainability journey. With Caroline at the helm, we are excited to see where the start-up will lead.



THE GLOBAL GOALS

Mā ngā mahi o tēnei rā, e hanga te āhua o āpōpō.

LOOKING FORWARD



WEST PLAZA ALBERT STREET

AUCKLAND

Our Auckland team are underway on this elegant redesign of the iconic West Plaza Albert Street in Auckland. Alongside Ignite Architects our team are completing works including office fit-out and facade upgrades. With its prime location in Auckland, Albert Street is sure to impress.



T24

SOUTHERN LAKES

The highly anticipated ECI/design and build project T24 at Remarkables Park, will be iconic project for the Southern Lakes region. With an impressive vision of innovation and sustainability, this mass timber structure will be a real highlight for our team.

COLOMBO STREET

CANTERBURY

Cook Brothers Construction Canterbury are currently underway with construction of this new six story hotel in the heart of Christchurch on Colombo Street. This striking architectural design features 48 rooms with a ground floor lobby and lifts, and top floor restaurant and bar area.



UPPER VILLAGE DEVELOPMENT 35 BRECON ST

SOUTHERN LAKES

A very exciting project coming soon to the busy and bustling city of Queenstown is the Brecon St Development. This new development will feature King Pin ten pin bowling, the renowned Barvarian restaurant and bar and various delicious food stores including Max Brenner and El Camino Cantina, with many more still to come.

223 PONSONBY ROAD APARTMENTS

AUCKLAND

Ponsonby Road Apartments, are an iconic build for architect Ken Crossman. This mixed use development will be an exciting addition to our Auckland portfolio.



CITY FIRE STATION

CANTERBURY

Located on Kilmore Street Christchurch, City Fire Station is a modern high-quality facility showcasing the Canterbury Fire service vision for the future.

The project consists of the new build of the Christchurch Central Fire Station, its associated auxiliary buildings, site works and landscaping. The building is IL4 rated and meets all the requirements for the Fire service to operate as an emergency response unit.



Principal Partner



The Party

"THE PARTY"

CANTERBURY

Cook Brothers Construction are proud to be the Principal Partner of the Cancer Society fundraising event 'The Party'. The Party will be an opportunity for Cantabrians to dust off those dancing shoes, dry-clean those black ties and enjoy a night of cocktails, canapes, dancing and of course giving. Head to cancersocietyball.co.nz to purchase a ticket to an evening of glamour, mingling, dancing, live entertainment and exquisite food.



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

Site visits at Auckland Re-Roof Project.

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