

# THE LINE

*Issue 1, 2017*

Cook Brothers  
CONSTRUCTION



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# Hi,

The team here at Cook Brothers Construction are constantly striving towards improving and refining what we do best - relationships and construction.

With our Auckland team completing the 37 Terrace townhouse development in Silverdale as well as a major office fit-out for Air NZ, they now turn their sights to the America's Cup village. Our Southern Lakes market continues to be strong with the highly anticipated Wanaka pool coming to an end shortly and the beginning of the Northlakes Development. The team in Canterbury has been kept busy with plenty of opportunities and our Otago branch has been displaying their diversity with projects ranging from switch yards to marine centres. It's been an interesting year but one that we are very happy with.

Behind the scenes, our systems have been a major focus for us in supporting the coal face. We have introduced Procore, a project management system which improves communication for all parties working on a project. If you haven't yet had the experience of working with us on Procore, we look forward to sharing it with you on our next project. It's just brilliant!

With Health & Safety paramount to the culture within our business, we have also focused on improving and implementing our systems this year with a user-friendly focus.

2017 has proven to be a positive year for challenges and growth, and we are looking forward to an exciting 2018 as we build more exciting projects with you.



Dave Bulling  
Managing Director



# DAFFODIL GARDENS

## *Planting Daffodils at Construction Sites*

Everyday 60 New Zealanders will hear the words "You have cancer" - a frightening statistic from the Cancer Society and one that Cook Brothers Construction is hoping to change.

For our team in Southern Lakes, this Daffodil Day meant the "planting" of over forty 2m high daffodils, with the Cook Brothers Construction hoarding providing the perfect canvas.

Supported by local businesses, these bright yellow daffodils were a striking reminder of the shared community effort required to tackle cancer. Generous contributions and community engagement resulted in an overwhelming response, donations and support; raising over \$10,000 for the Cancer Society.

Cook Brothers Construction has been a long-term supporter of the Cancer Society, having sadly lost one of our valued team members to the illness many years ago. Our team is the heart and soul of what we do, and we hope this donation will ensure that cancer patients and their families will continue to receive the support they need.





# MILLWATER

*Expanding and strengthening the local consumer base at the Millwater Retail Centre*

The Millwater Central Terraces incorporate 37 terraced townhouses over 2 levels, 14 ground-level retail units, secured underground parking, and a mid-level podium structure with landscaped courtyards.

This impressive \$17 million development sits within the Millwater Central Retail Centre in Auckland. Creating benefits for both residents and retailers, the development contributes to the variety and quality of amenities within the area, strengthening the local consumer base.

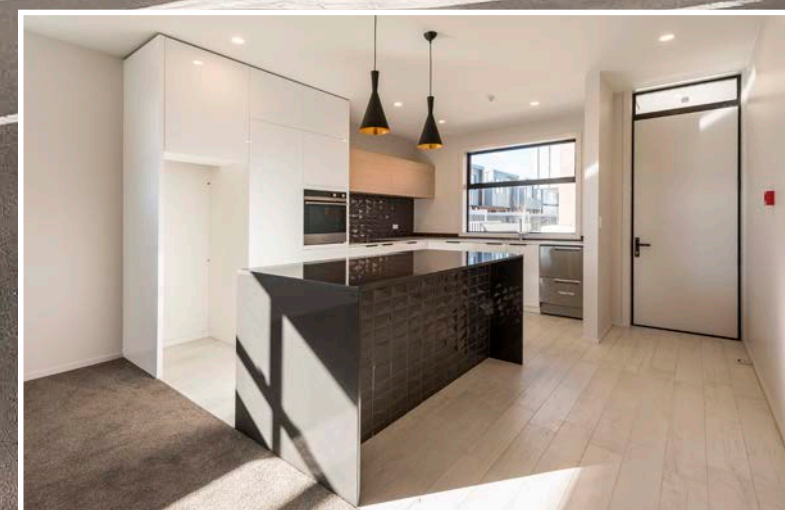
Complex structural and architectural design components coupled with tight time frames have made Millwater Central Terraces a challenging but memorable project for all parties involved.

Initial challenges present for the project were the temperamental Auckland weather conditions and the unstable ground conditions of the site including

the sloping greenfield position which caused subsoil water runoff from the sites above.

With variations to the project throughout construction, the site team came up with a number of innovative ways to progress the project. The Cook Brothers team met the challenges of this build head-on and were credited for their forward thinking, keeping the job moving from the early stages of design and negotiations through to final construction.

Now complete, the impressive development is a stunning addition to the retail centre and has received a positive response from the local community and retailers.





# CASHEL STREET

*Reestablishing Christchurch CBD*

With its exceptional location in the heart of the CBD, Cook Brothers Construction were proud to complete this significant development - the first new building on the South side of Cashel Mall.

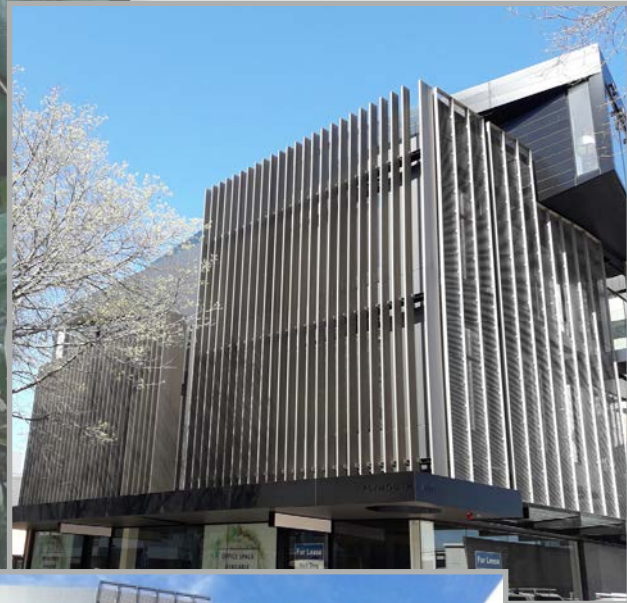
With basalt panels, frameless glass shop fronts, and a living wall of plants, this four-storey masterpiece hosts both retail, office and apartment living. Spanning over four levels with 2,000 square metres of commercial space, the development is topped with a loft style apartment and balcony.

With its stunning seventeen metre glazed frontage to the Mall and further glazing to Plymouth Lane, the mixed use development is a dynamic feature of the streetscape.

With commercial frontage to both Cashel Street and Plymouth Lane, the development is a highly sought after retail space. With large showroom style windows, the spaces are primed for businesses vying for the opportunity to situate themselves in this revived and vibrant commercial hub.

Completed on time and to programme, Cook Brothers are proud of their continued commitment to the rebuilding of the inner city of Christchurch. Along with the award winning Cashel Street BNZ, this project is a strong move forward for the heart of the Retail Precinct.

112 Cashel Street development features a large living wall of plants. The added greenery gives colour and vibrancy to the modern industrial design.



# EAST MEETS WEST

*Innovation and adventure*

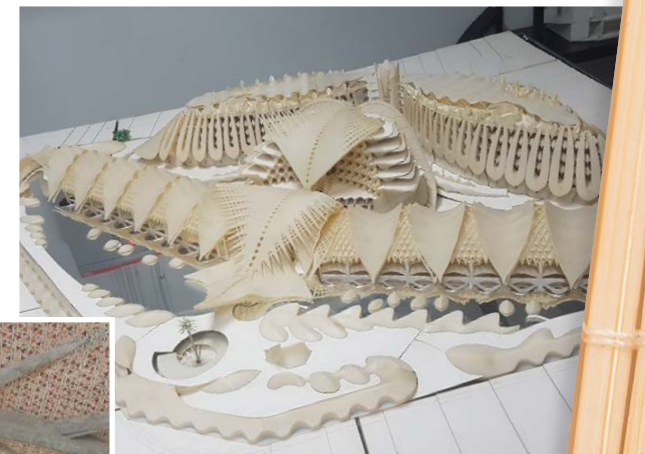
Mid-October saw three members of the Cook Brothers Group, Dave Bulling, Simon Glass and Senior Estimator Kane Adam, on a whirlwind five-day exploration of Guangzhou and Shenzhen, China.

With the focus of the journey a visit to the Marisfrolg Headquarters in Shenzhen, the boys also planned to investigate building trends in this powerhouse nation including a visit to the modular construction factories in the Northern Guangzhou province. Here they gained insight into some key building trends and innovative construction methods.

The innovative, Kiwi driven development, the Marisfrolg Headquarters in Shenzhen was the ultimate highlight for the three Cook Brothers. Under construction, the impressive 120,000m<sup>2</sup> build designed by New Zealand company Architecture Van Brandenburg is a series of interconnecting curvilinear structures representing a bird in flight. The magnificent structure includes an Atrium entrance linking to a boutique hotel, restaurants, clubs, spa and flagship stores.

The visit also happily correlated with the dates of the famed Canton Fair, hosted yearly by the China Foreign Trade Centre. The largest trade fair in China, and one of the largest in the world. The Fair provided an opportunity for Dave, Simon and Kane to investigate alternative construction methodologies and efficient and new modern material ideas on a grand scale. Spread over 1,125,000m<sup>2</sup> of floor space, the Canton Fair averages approx 160,000 visitors through its gates.

With the desire to take on the world and transform the construction industry as a national leader, this trip proved to provide a wealth of knowledge and new valuable information for the Cook Brothers. Their return to New Zealand brought with it new inspirations and ambitions for the future of construction.



The Marisfrolg Headquarters in Shenzhen, was designed to embrace the ideals of three Chinese characters meaning: *soaring, unostentatious and permanence.*



# WANAKA COMMUNITY POOL

*Set to make a splash in the stunning alpine surrounds*

After the highly celebrated opening of the Recreation Centre in June 2016, construction began in February 2017 on Stage 2 for this state of the art facility in Wanaka. The impressive \$22 million project is located within the industrial and residential complex at Three Parks Wanaka.

The Recreation Centre with a large convertible indoor sporting arena, meeting rooms, change rooms and locker facilities will be joined by Stage 2 with an aquatic area complete with a 20mtr learn to swim pool, 25mtr 8 lane lap pool, spa and changing facilities. With a direct link to Sports Facility from the pool, the Recreation Centre will be the complete package for the active community of Wanaka and surrounds.

Construction has included an impressive 900 cubic meters of concrete having been poured into the foundations, encasing the state of the art stainless steel pool giving it a robust and accurate stability. With a rigorous testing system in place for every

300mm of foundation, the Wanaka pool has taken shape with a calculated accuracy synonymous with the Cook Brothers name.

The Southern Lakes team are on target for construction completion in May of 2018 and are looking forward to handing over this iconic development in the picturesque Wanaka.

This state of the art sports facility is currently the largest job for our Cook Brothers in Southern Lakes, and the combination of the two stages makes it currently the largest project nationally for Cook Brothers Construction.

Manufactured in Nelson, the impressive exposed glulam beams rest overhead on a clear span of 30 meters. These beams, along with the Kingspan insulated panels and large glass windows will make this an impressive architectural space. The grand light-filled centre soaks in its scenic location with panoramic alpine views.







## MY FOOD BAG

### *Innovation and colour in the heart of Auckland*

Completed by our Cook Brothers Construction team in Auckland, the Development Kitchen for 'My Food Bag' is one of several projects we have completed for NZ celebrity chefs including Josh Emmett with Madam Woo and Simon Gault with the Jervois Steak House.

This project, for famed Master Chef Nadia Lim, saw the Cook Brothers Construction team fit-out both the development kitchen and head office space.

Boasting ten state of the art cooking stations and appliances, plus a 'living wall' of herbs, the kitchen space was designed as a functional and innovative

working environment. The development kitchen features subway tiles, wooden feature panels, exposed industrial-style ceilings and polished concrete flooring. The space is modern, edgy and a perfect fit for the ambitious foodies.

The third level, hosts the office spaces which accommodate the My Food Bag's operations, procurement, finance, marketing, digital and customer love teams. An open plan space with breakout rooms and a raised platform area which serves as a staff kitchen and gathering space.

## AWARD WINNING BNZ CANTERBURY

*Bank and work in an innovative and collaborative atmosphere.*

For their return to the CBD after the Canterbury earthquakes, BNZ enlisted Cook Brothers Construction to complete a fit-out which not only included the set up of the BNZ branch itself, but also a free co-working space 'Community101' which shares the banking floor.

This high-end branch has breathed new life into banking. Doing away with the original feel of a bank and taking a customer focus, the large open plan design integrates the BNZ branding with green spaces, colourful slogans, coffee hubs and meeting rooms.

The 90 day fit out took place over the Christmas period, with the Canterbury team delivering the project on time, with excellent feedback from the client and customers alike. Cook Brothers Construction was proud to have assisted with BNZ's return to the hub of the city, and of our continual work within the vibrant and resilient Christchurch CBD.

The BNZ Cashel Street Fit-out was recognised by the Retail Interiors Association in the 2017 Red Awards. The Awards promote excellence in retail design and recognise the contribution of designers, shop-fitters and suppliers to the retail industry.







## BEACH STREET

*A challenging transformation in a prime Queenstown location*



With its prime location to Beach Street and Shotover Street in the heart of Queenstown, this commercial demolition, build and fit-out is a prime example of the versatility of the Cook Brothers Construction team.

Brought in for the partial demolition of the existing 1980's structure, the Southern Lakes team very quickly became part of the project control group, consulting on design and advising on the structure and the resulting fit-out.

Boasting an additional third story, brand new full façades on both sides, installation of two new lifts, and complete fit-out of the office and retail spaces over the three levels - this contemporary building has been given a new lease on life.

With its one-way streets and limited access, the team managed state highway closures for cranes and overnight works. In addition to this, working through the Southern Lakes alpine winters, the team used heaters and makeshift tents in order to set the concrete columns of the structure.

Pulling together through the challenges of this build with tight time-frames, weather and design alterations, the Cook Brothers delivered a project that was completed to programme with the Tenants, and Client extremely happy with the results.

Cook Brothers Construction has now begun ongoing work into the neighbouring building.



## HARRISON BLOY

*Southern Lakes*

This new build, steel frame, \$2.8 million showroom was constructed for plumbing merchant Harrison Bloy in Frankton, Queenstown.

With its striking design features including the black oxide and exposed aggregate pre-cast panels, salt and pepper polished concrete showroom floors and glass curtain walls, this showroom is a grand architectural addition to the booming Frankton commercial hub.

Chesters has been the first of many projects for Cook Brothers on Glenda Drive and together with its impressive form and ideal positioning at the head of the junction, sets the tone for many projects to come.

## VICTORIA STREET

*Christchurch*



The bustling Victoria Street precinct will see a striking new addition in the coming year with a five million dollar commercial food premises being added to the streetscape.

Complete with a ground floor food court, the project also features a high end Asian fusion restaurant which will occupy the top floor and balcony overlooking the bustling Victoria Street.

The striking design boasts a large glass wall with gold mesh screens set between deep gold louvers. Together with the crisp black window frames, the Victoria Street development is sure to have a strong architectural impact on the Christchurch CBD.

## LOOKING FORWARD

### ST DAVID II

*Otago*



The St David building is an exciting project for Cook Brothers Construction who again have partnered with the University of Otago.

With improvements to the ground floor featuring a new front entrance, reception and circulation area and other modern additions such as flowing levels with open-plan offices and flexible break out areas.

The project breathes new life into the existing building, where both students and academics can enjoy this modern and improved addition to the campus environment.



One team with the desire to take  
on the world, transforming the  
construction industry, cementing  
ourselves as a national leader.

*Cook Brothers Construction*

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