



Canterbury **Yearly Reflection**

2023/2024



since 1910

Building | He Whaihanga
People | Tangata
Creating | He Waihanga
Sustainable | Toitū
Future | Anamata



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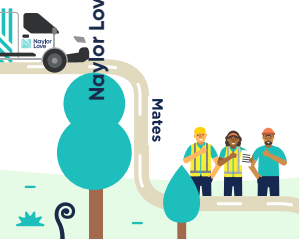


GRAEME EARL

Regional Director
Canterbury & Nelson

"Since 1910, Naylor Love has been a big part of the construction industry, starting in Otago, then Queenstown, before branching into Christchurch in 1996 to deliver the "Big Fresh" fitout at "The Palms" shopping mall in the eastern suburbs.

Naylor Love then spread its presence further into the North Island, becoming one of the largest and most respected privately-owned commercial construction companies. Renowned for its successful delivery of projects across New Zealand, this year it delivered more than \$900 million worth of construction projects."



Naylor Love Canterbury Reflections on the year

The Canterbury region encompasses the top of the South Island, including South/Mid Canterbury, Westcoast, Marlborough and Nelson/Tasman and we are currently delivering construction projects across most of these regions. Gibbons Naylor Ltd, led by our branch manager Chris Schriek, is now well established in Nelson, and has completed a significant quantum of work in the region, including several projects for Gibbons Holdings Ltd, since being established in 2019 at the completion of the Nelson Airport Terminal Redevelopment project. Our combined region currently employs 181 full time staff and has successfully delivered \$205 million worth of construction in the last 12 months, including AgResearch's new Research Facility at Lincoln University, Ashburton Library and Civic Centre for the Ashburton District Council, the Dolomite Point Visitor Centre at Punakaiki for the Department of Conservation, and successfully reaching completion of the stabilisation phase of the Christ Church Cathedral Reinstatement project.

Since 2020, we have seen the value and complexity of our projects under construction increase significantly. Our recently completed and current projects include several education projects for the Ministry of Education, along with Health and Research projects for Health NZ and AgResearch across both Christchurch and Palmerston North. This said, we also have a Project and Interior division that successfully delivers smaller projects, including fitouts up to \$5 million along with building maintenance and facilities management services.

As many appreciate, there have been some significant challenges for our industry this past 12 months, including the uncertainty created by high inflation, the 2023 election, and the change of government, and Naylor Love Canterbury have not been immune to these, having our Marlborough Schools Redevelopment terminated in February this year and most recently the Christ Church Cathedral Reinstatement Project has been paused indefinitely as they look towards potential funding solutions. Many of the team have never been subjected to these challenges before, as the last real period of high inflation was back in 1989-1991, where interest rates peaked at near on 21-22%, which I remember very well as that is when I purchased my first home at the age of 22.

The past 12 months has seen a significant slowdown of projects coming to market from the private sector, primarily as the cost of finance along with higher build costs makes feasibility more challenging, however with the recent OCR reduction, there are several green shoots appearing and there has been an improvement in customer confidence. The public sector remains in a state of flux with many critical Education, Health and Infrastructure projects jostling for funding from a reduced pool of government money. There has been a greater level of Design and Construct projects coming to the market, and Naylor Love Canterbury are very well placed to deliver these superbly well, having our in-house design management, preconstruction and engineering team. We also provide our clients with Seismic improvement feasibility and construction solutions.



Welcome to the 2024 Year in Review from Naylor Love Canterbury Ltd

Naylor Love is widely recognised as being one of New Zealand's best commercial contractors, and it is our people that are instrumental to our success, with many now at the pinnacle of their careers. Our unique culture attracts others to join our forward-thinking company. We value our people and empower teams to collaboratively deliver exceptional results for all stakeholders. Our ongoing national recognition, with several industry awards being achieved is testament to the success of this investment.

Naylor Love actively encourage school leavers to join the construction sector, offering individuals support by providing construction scholarships, trade apprenticeships, and cadetships utilising our industry recognised in-house training programs. Internally we provide one-to-one mentorship allowing individuals to gain valuable on the job training, and by being part of a project team on some incredible projects. People join our company for the opportunities we provide, and more importantly, because their values strongly align with ours. We strive to maintain good work/life balance, we foster a diverse and inclusive environment ensuring equal opportunities for all including Māori and Pasifika, and our success is driven by integrity, honesty, and our continued pursuit for excellence with like-minded clients. Our values are clearly evidenced in the partnerships that we hold with community groups and organisations, including "The Youth Hub Trust" where we are delivering their new facility in Ōtautahi. Stage 1 is now completed and will provide critical wellbeing-focused services for young people between 10 and 25 years of age. The construction of Stage 2 & 3 will be completed over the following 2-3 years subject to funding availability.

Partnerships will never be more important than now, as we jointly chart our way through the next 12-18 months of uncertainty. I am extremely proud to be part of Naylor Love, and I thank my team, along with those who have entrusted us to deliver their projects, for their ongoing support and commitment. Through these valued relationships and our teams combined experience, we are extremely well placed to deliver complex construction projects exceptionally well across the wider region.

Kia Kaha,
Graeme Earl
Regional Director



Message from the Naylor Love Enterprise Group CEO.

KIA ORA

As the CEO of Naylor Love, I am honoured to lead this incredible company into a future full of opportunity and innovation. As we look ahead, my vision is to create a collaborative dynamic leadership team that brings out the best in the regions, combining the wisdom of our senior leaders with the initiatives of younger professionals. We are aiming to not only strengthen our current capabilities but also ensuring a structure that stands resilient, lasting a century in commitment.

Naylor Love's success has always been built on the exceptional performance of our project teams, and it is crucial that we continue to build on this foundation. To enhance our consistency and connectivity across regions, we are focused on strengthening the links between our national leadership and regional teams to build an enduring structure. By fostering better resource sharing and embedding a culture of continuous improvement, we aim to further elevate our success rate and ensure that our operations remain seamless and efficient across all regions.

Over the last decade, the Naylor Love team has grown to take on some of New Zealand's most significant and complex building projects. I am extremely proud of our teams who have gone above and beyond, inspiring innovation at every turn. To further this progress, we will drive sustained operational excellence by enhancing the interconnectedness of our team across all regions. This strategic approach will leverage the unique opportunities presented by our eight regional operations through integrating modern construction practices and environmental sustainability into our core operations. This approach is not just about keeping pace with industry trends; it is about leading the way and setting the trends, through effective resource sharing and establishing new benchmarks of excellence in every project we undertake.

Our values of integrity, teamwork, and consideration remain at the heart of Naylor Love. We are dedicated to fostering a culture of commitment and excellence across all regions. By bringing together seasoned professionals and motivated young leaders, we create a dynamic environment where experience meets innovation providing measurably the best service to our clients.

Naylor Love has highly competent personnel in a range of specialist disciplines. Many are leaders in their fields and together, we will continue Naylor Love's legacy of success, building a thriving innovative and resilient business that will stand strong for generations to come – Naylor Love invites you to be part of their stories.

Ngā mihi nui,

Bruno Geodeke

CEO, Naylor Love

Collaborative Leadership to Drive Naylor Love's Lasting Success



Bruno Geodeke
CEO, Naylor Love

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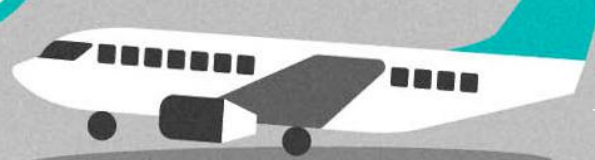


SAFETY NOTICE BOARD



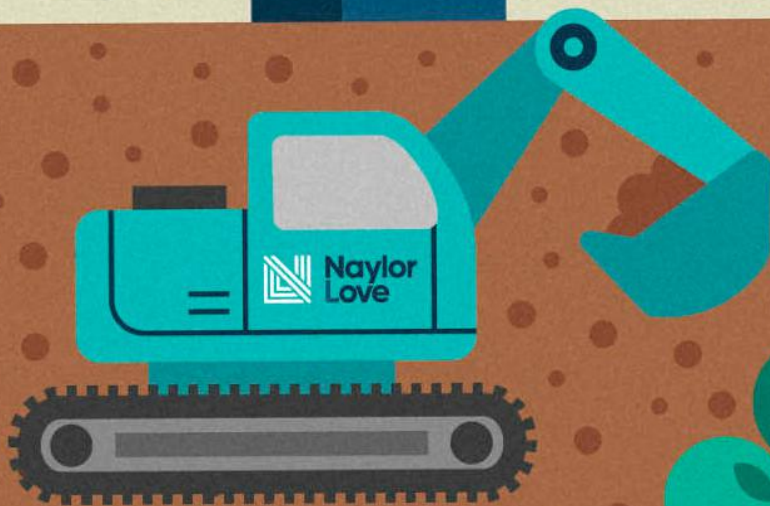
Naylor Love

Naylor Love



WILDLIFE PROTECTION

BIRD of the YEAR



For over 114 years, Naylor Love has proudly served New Zealand's property industry, building on a heritage of long-term relationships and a strong commitment to continuous improvement.



Ashburton Library & Civic Centre Clock Tower

At a glance 2023/24

Naylor Love Canterbury has gone from strength to strength. Here's a snapshot of our achievements.

26

New Build Projects completed in Canterbury & Nelson



20+

Projects, Interiors and Strengthening Works Completed in Canterbury & Nelson



NAYLOR LOVE DELIVERED

\$900M worth of projects nationally in FY23

\$205M worth of projects in Canterbury in FY23

33%

Above Improvement in both accidental injury and Near Misses between 2023-2024



70%

Above Waste Diversion across our construction sites



24 Project awards won





Our services

Naylor Love offers a full range of commercial construction services throughout New Zealand. Our dedicated team has a diverse range of experience and expertise that supports a technical, hands-on culture.

Design and build

At Naylor Love, we specialise in Design & Build services, offering a single contract for design and construction. We ensure cost certainty, improved buildability, time savings, and reduced risks. Our strong relationships with consultants enable us to deliver efficient, high-quality projects while maintaining control from start to finish.



Pre-construction services

Focusing on buildability from the outset can offer tangible benefits for our clients. Our team works with clients, designers, and consultants from the earliest planning stages of a project, using our specialist knowledge of construction methods and materials to bring ideas to life in the most efficient way possible. We are well known for our collaborative approach, and for delivering innovative solutions rather than just identifying problems. Our in-house BIM (Building Information Modelling) team can construct your building virtually before starting on site, using computer models to anticipate potential issues before they become expensive problems.



Interiors and fit-outs

Naylor Love's track record in delivering high-quality fit-outs is impressive. We've covered the whole spectrum of interior fit-outs, including hotels, commercial spaces, museums, retail and hospitality spaces, casinos, hospitals and education facilities. We have specialist teams in each of our eight divisions nationwide who manage fit-outs on our larger projects, and we also undertake specialist stand-alone fit-out contracts across the full range of projects listed above.

Seismic strengthening

Naylor Love offers a specialist service to strengthen vulnerable buildings and structures, and has extensive experience in upgrading both heritage and more recent buildings. We offer unrivalled technical and practical expertise gained from multiple successful seismic strengthening projects, with a full range of capabilities from project inception through to compliance.



Environmentally sustainable construction

Environmentally sustainable design and construction involves buildings being designed and built with sustainable materials appropriate to the location, and the finished buildings being efficient to run and pleasant to occupy. Successful environmentally sustainable design and construction involves close cooperation between the client, designers, consultants and contractor at all stages of the project.

Naylor Love, a member of the Green Building Council since 2007, demonstrates strong expertise in environmentally sustainable design and construction. With experience across multiple Green Star projects, we deliver sustainable solutions, aligning with industry best practices and environmental standards.



Heritage

Naylor Love works with the old as well as the new, redeveloping heritage buildings with tremendous sensitivity. We've worked on a large number of significant Category 1 and 2 listed buildings throughout New Zealand, ensuring they are strengthened and preserved for generations of future use.

Naylor Love is a proud member of:



Company structure

Senior Management Organisational Structure

Naylor Love is a private company with a compact shareholding. We pride ourselves in operating a flat organisational structure, which ensures that our clients and professional consultants deal directly with the decision-makers.

We've got a great team of dedicated professionals in our six regional divisions, each with an incredible range of experience and expertise to undertake construction projects of any size and nature.

While one division will take overall responsibility for each project, we are able to leverage the skills and experience of nearly 1,000 staff members to assemble the best possible team.



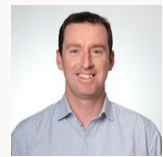
Chris Schriek
Nelson Branch Manager



Emma Williamson
Environmental Manager



Mark Taylor
Health & Safety Mgr.



Mike Rusbatch
Building Services Mgr.



Bruno Geodeke
Naylor Love CEO



Naylor Love Enterprises



Naylor Love National Leadership Team

Greg Boland
General Manager South

Nick Clayton
General Manager North

Naylor Love
Dunedin

Naylor Love
Central Otago

**Naylor Love Canterbury
& Gibbons Naylor (Nelson)**

Naylor Love
Auckland

Naylor Love
Waikato/BOP

Naylor Love
Wellington



Graeme Earl
Canterbury & Nelson Regional Director



Stephen Lynch
Operations Manager



William Robb
Projects & Interiors Mgr.



Amanda Batchelor
Design & Build Mgr.



Justin Tait
Commercial Manager



Lynda Paalamo
HR & Culture Manager



Eugene Duggan
Construction Mgr.



Andrew Clucas
Construction Mgr.



Shannon Wilson
QS Manager



Kyle Docherty
QS Manager



George Trayler
QS Manager



John Findlay
Estimating Manager

/1

/2

Awards



New Zealand Commercial Project Awards 2022

Countdown Richmond

-Gold Award / Retail

Lincoln University

-Silver Award / Education

Selwyn Health Hub

-National Category Winner

-Gold Award / Retail

New Zealand Commercial Project Awards 2023

Hagley College Wainuku & Auripo

-Silver Award / Education

Lower Queen Street Health

-Gold Award / Health

Mahana House Duplex

-Gold Award / Residential

-Innovation Award

Sir Richard Hadlee Sports

-Silver Award / Tourism and Leisure

New Zealand Commercial Project Awards 2024

Christchurch City Mission

-Gold Award / Civic

Christchurch Hospital New Energy Centre

-National Category Winner

-Gold Award / Industry

Berryfields Mall Silky Otter Cinema

-Bronze Award / Tourism and Leisure



Naylor Love Canterbury earned multiple outstanding awards from 2022 to 2024, reflecting our commitment to excellence.

/3

/4

/5



South Island Property People Awards 2023/2024

Christ Church Cathedral Reinstatement
-Best Team Award

ACE Awards 2023

Christ Church Cathedral Reinstatement
-Gold Award 2023

Timber Design Awards 2023

Nelson Airport Terminal
-Winner for Innovation Timber Engineering Category

Property Council New Zealand Property Industry Awards 2023/2024

Countdown Richmond
-Merit, Resene Green Building Property Award
-Merit, Yardi Retail Property Award

Tuhiraki AgResearch

-Excellence in the Resene Sustainable Building Property Award
-Excellence in the Colliers Project Leaders Education Property Award

Te Whare Whakarewa Ashburton Library & Civic Centre

-Excellence in the Resene Sustainable Building Property Award
-Merit in the Warren & Mahoney Civic, Health & Arts Property Award



NZIOB New Zealand Building Industry Awards 2023/2024

Christchurch Hospital New Energy Centre
-Runner-up, NZ Building People Awards 2023 (Aidan Suckling, Project Manager)



Te Whare Whakarewa Ashburton Library & Civic Centre
-Highly Commended, Barnes Beagley Doherr Projects over \$50M Award (Tom Pyatt, Project Manager)

Community focus

From fundraising and sponsorship to donation of skills and time, Naylor Love Canterbury inspires our people to get involved and give back to our community.



Canterbury Charity Hospital Trust

The incredible team at the Charity Hospital provides essential health services to those who have been turned down by the public health system and cannot afford private treatment. Our Canterbury team proudly continues to support CCHT in delivering these critical community healthcare initiatives.



Christchurch City Mission

Christchurch City Mission provides tens of thousands of meals each year, offers emergency accommodation for men and women with nowhere else to go, and runs programmes to help people improve their life and work skills. Naylor Love proudly supports the Christchurch City Mission through their Plate Up for a Purpose event.



Big Brothers Big Sisters of New Zealand

Naylor Love supports Big Brothers Big Sisters of New Zealand who provides over 950 tamariki (young kiwi kids) with a trained mentor throughout the 13 programme locations across Aotearoa. The Research highlights the powerful, positive, lasting impact that mentors have on children's lives.



Isaac Theatre Royal

Isaac Theatre Royal

Naylor Love proudly supports the Isaac Theatre Royal, helping community groups, including charity and non-profit organisations across New Zealand, to present their events and make a positive impact.



MOVEMBER®

Movember

Naylor Love Canterbury was the top fundraising team for Movember New Zealand in 2023, raising over \$63,000, with Gibbons Naylor in Nelson placing sixth. Movember supports men's health, focusing on mental health, suicide prevention, prostate cancer, and testicular cancer.



National Association of Women in Construction NZ

Naylor Love Canterbury is a proud Platinum Sponsor of the National Association of Women in Construction NZ (NAWIC), supporting their mission to encourage and empower women to pursue, establish, and sustain successful careers in the construction industry.



ST BEDE'S COLLEGE
FIDE ET OPERE

St Bede's College First Fifteen
Jersey Sponsorship



NELSON
COLLEGE

Nelson College First Fifteen
Jersey Sponsorship



Lincoln University
Rugby RAMS

Naylor Love Canterbury proudly sponsors the Lincoln University Rugby Rams, St Bede's College First XV, and Nelson College First XV, reflecting our strong commitment to fostering youth development and actively engaging with the community.



ANZ Business of the Year Awards

Naylor Love Canterbury is proud to sponsor the ANZ Business of the Year Awards. This award recognises management excellence in organisations outside the private sector, including not-for-profit entities, schools, and local government, celebrating their outstanding contributions to the community.



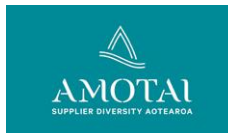
The Gut Foundation
Review Your Poo

Naylor Love Canterbury proudly supports the Gut Foundation's "Review Your Poo" campaign, promoting awareness of gut health and wellbeing within our community.



Tupu Toa

Naylor Love has partnered with Tupu Toa and is part of a movement that is committed to growing more Maori and Pacific leaders for a greater Aotearoa.



Amotai Supplier Diversity
New Zealand

We're Aukōkiri Buyer members of Amotai Supplier Diversity New Zealand. Amotai connects Māori and Pasifika-owned businesses with procurement opportunities in the public and private sectors, supporting their economic growth and participation in major supply chains.



MATES in Construction

MATES in Construction is a New Zealand charity dedicated to improving mental health and wellbeing in the construction industry, addressing high suicide and mental health issues. Naylor Love is proud to be a Premium Partner.

Health, safety & wellbeing

We are absolutely committed to ensuring that everyone on and around our sites works and returns home safely every day.

Naylor Love are ISO 45001:2018 accredited and utilise robust, industry-leading health and safety systems on all our projects.

Our specialist Health & Safety team work closely with our staff and subcontractors to drive a cycle of continuous learning and improvement. Innovations and initiatives are generated with extensive input from workers and shared with the whole company. We're always keen to share information and resources with the wider industry, such as our In-Ground Services Training and Asbestos in Buildings Training with the Vertical Construction Leaders Group.

Everyone at Naylor Love is sent a weekly report of incidents, accidents and near misses – lessons learned are quickly propagated through the whole company.

Naylor Love is committed to providing a culture that promotes the health and wellbeing of our staff.

We've spent the past couple of years focusing on commercial sustainability in the challenging New Zealand construction sector by developing our risk management processes and social sustainability by reinforcing our health, safety, training and wellbeing programs.

We have a central role in leading national industry change in both areas through Construction Health and Safety New Zealand (CHASNZ), the Vertical Construction Leaders Group (VCLG) and MATES in Construction NZ.



TŌTIKA



Whether you are a client, a consultant, a subcontractor, a supplier, or one of our own staff members, you can rely on Naylor Love to prioritise health, safety and wellbeing on our sites.



What our team say about working at Naylor Love

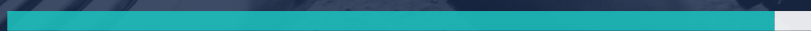
“What I like about working for Naylor Love is the people – it has an open-door policy, from the CEO down it’s just a knock on the door and everyone is willing to help.

It’s also very diverse, with staff from different cultures and backgrounds. They have a great staff and family social network.

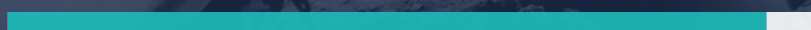
The sky is the limit as far as opportunities are concerned within the company...it’s very inspirational.” **Patrick Dobbs, Foreperson**

H&S results from our 23/24 Staff Survey:

I have the knowledge and skills to do my job safely 95%



I am encouraged to speak up if I feel something is unsafe 95%



The safe work procedures training I've received enables me to do my job safely 88%



23/24 Safety Performance

21% ↑

Increase in **Safety Leading Indicators** between 2021-2024.

65.7% ↓

Decrease in **Total Recordable Injury Frequency Rate** between 2019-2024.

Sustainability

Naylor Love has made a genuine and profound commitment to be the leader in sustainable construction practices and the champion of sustainable construction products in New Zealand.

At Naylor Love, we lead sustainable construction in New Zealand. Since 2017, we've implemented a robust waste management plan across all sites, aiming for above 70% waste diversion rate in 2024.

We track all waste and recycling, with data available to clients. Our Regional Environmental Manager works closely with site teams to design actionable plans for environmental and waste management.

Nationally, we're expanding our sustainable expertise, involving site teams, subcontractors, and clients early to reduce waste and improve material reuse and recycling. We also work with local councils to develop regional waste partnerships and promote sustainability initiatives through volunteer days and industry collaborations.

We are members of the Climate Leaders Coalition, signing the 2019 pledge and committing to reducing our carbon footprint in line with the aim of keeping global warming to less than 1.5 degrees. To achieve this, we will reduce our emissions by 25% by 2025 from a base year footprint of 1932 tonnes of CO2, and 46% by 2030.

Our footprint is externally audited and assured through Toitū Carbon Reduce (formerly known as the Carbon Emissions Management and Reduction Scheme CEMARS).

In the environmental sustainability space, we have also received ISO 14001 Environment certification.

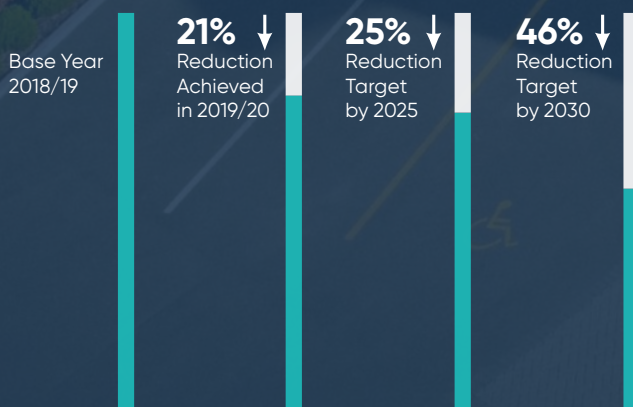
Naylor Love is taking the sustainability challenge personally, and we're taking a longer look at every project that comes across our desks to see whether there is a better way of doing things. We're challenging our clients and potential clients to think about things differently, asking them to consider how their construction decisions reflect their values and what sort of legacy they want to leave for future users of their buildings and for our planet.



"Naylor Love has made a genuine and profound commitment to be the leader in sustainable construction practices and the champion of sustainable construction products in New Zealand."

25% by 2025

Carbon Emission Reduction Targets & Results



From installing power-saving LED lights in our office, to powering a site office with solar panels, to switching our diesel UTEs to fuel-efficient hybrids, we're on track to achieve a 25% reduction in our carbon emissions by 2025.

And we're encouraging our clients to build more sustainably by championing engineered timber as a low carbon, renewable alternative.



Naylor Love's efforts in waste reduction achieved

Between May 2023 - April 2024

72%

waste diversion from our projects nationally.



8,971
tonnes

of waste recycled from our Naylor Love Projects.



673
tonnes

of CO2 saved from entering our atmosphere.
(Clean Hardfill & rubble excluded)



In Terms of our everyday activities

These waste reductions are equivalent to

160
cars

powered by gas driven for **one** year.



5,022
flights

between eastern Australia and New Zealand.
(A single flight from Sydney to Auckland emits about 0.134 tonnes of CO2 per passenger.)



11,128
tree seedings

planted and letting them grow for **ten** years.



Environmental Stewardship Initiatives

Our Integrated approach to sustainability, focusing on impactful actions

Highly
Active Sustainability
Committee
Members

With dedicated Environmental Managers in each region and active sustainability committee members, Naylor Love is making significant contributions towards a more sustainable industry.





| NO. | YEAR | LOCATION | PROJECT |
|-----|------|--------------|---|
| 1 | 2024 | NEW BRIGHTON | NEW BRIGHTON COMMUNITY GARDENS: A community support project involving the construction of a new grow house, contributing to local sustainability and food production. |
| 2 | 2024 | WAINONI | MUGFORD DRAIN CLEAN UP: A family-friendly initiative focused on cleaning up of the wetland by freeing native plants and the waterways. |
| 3 | 2024 | FERRYMEAD | MOTHER OF ALL CLEAN UPS: A community-driven environmental clean-up event aimed at reducing pollution and giving back to Mother Nature. |
| 4 | 2024 | AVONSIDE | TRASH 2 TREASURE: A initiative set up with the Climate Action Campus to divert surplus building materials to the community for free. |
| 5 | 2024 | NELSON | RESOURCE SORTER - CONSTRUCTION: Waste minimisation funding from the local Councils & BRANZ made this course available to the local industry for free. |
| 6 | 2024 | CHCH | WASTE WARRIORS - The Youth Hub Project exceeded their waste minimisation goal of 70% and achieved 78%. This was celebrated by the team with drinks and nibbles at The Bealey. |
| 7 | 2024 | NELSON | SYLVAN FOREST TREE PLANTING - Volunteer planting day to turn a previous pine forest into a mix of native and introduces species. Land is now reallocated as public use for bikes. |
| 8 | 2024 | CHCH | COMMUNITY DONATIONS - Numerous donations of surplus building materials to community groups for pest traps, mud kitchens, planters and more. |
| 9 | 2024 | CHCH | BRANZ WASTE SURVEY - Year long trial |

TYPE

LEAD

THUMBNAIL

Naylor Love Environmental Stewardship Initiatives

These initiatives showcase Naylor Love's corporate social responsibility through volunteer efforts and training in sustainability, conservation, and community improvement.



Proj

He Whaihanga | **Building**

Tangata | **People**

He Waihanga | **Creating**

Toitū | **Sustainable**

Anamata | **Future**

ects



We have successfully delivered:

| | |
|---|----|
| Christchurch Hospital New Energy Centre | 30 |
| Ashburton Library and Civic Centre | 32 |
| Tuhiraki AgResearch | 34 |
| Matatiki Hornby Centre | 36 |
| Hagley College Auripo & Wainuku | 38 |
| Burnside High School Pukehinau | 40 |
| Tū Waka-Waipapa Car Park | 42 |
| Specialised Containment Facility | 44 |
| The Youth Hub | 46 |
| Coastal View Dementia Centre | 47 |
| Dolomite Point Punakaiki | 48 |
| Christ Church Cathedral Stabilisation | 50 |
| Mahana Houses | 52 |
| Collingwood Area School | 54 |
| Golden Bay High School | 56 |
| Nelson College for Girls Maths Block | 58 |
| LQS Warehouse Units | 59 |
| Nelson Airport Rental | 59 |
| Queen Street Health Richmond | 60 |
| UCOL Healthcare Education Centre | 60 |
| Nelson Junction Centre | 61 |
| Berryfields Silky Otter Cinemas | 62 |
| Berryfields Joe's Garage | 63 |

Christchurch Hospital New Energy Centre

Health New Zealand, Te Whatu Ora

Exceptional collaboration has been demonstrated between two distinct contractors who are working simultaneously on the same construction site to deliver the shell and core.



"National Category and Gold Awards, NZ Commercial Project Awards 2024 & Runner-up, NZ Building People Awards 2023"



NEW ZEALAND
Building Industry
Awards



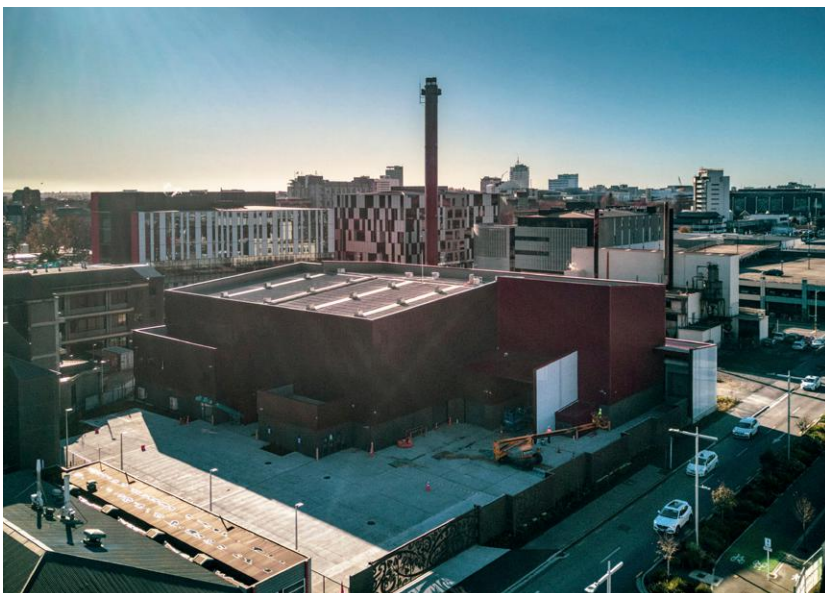
Naylor Love Canterbury and our team delivered the construction of the shell and core for the new Energy Centre located at 33 St Asaph St on the Christchurch Hospital campus.

The Energy Centre comprises of 2x biomass boilers, 1x LPG/diesel back-up boiler, fuel handling facilities and associated infrastructure to provide 8.3bar steam to the Christchurch Hospital campus and is classified as Importance Level 4 (IL4).

The management team's ability to collaborate was outstanding, despite the complexity of having two separate contractors on-site.

The presence of substantial machinery onsite necessitated seamless coordination with the hospital in terms of staff access, parking, and vibration control. This was particularly crucial given the project's proximity to the hospital's labs housing delicate instruments. Through regular meetings, vigilant monitoring, and close communication with key hospital departments, we managed to promptly identify and resolve any arising issues. We adjusted our operations as necessary to minimise or entirely eliminate any disruptions to the hospital's daily activities.

Through numerous engagements, such as weekly modeling sessions, coordinated crane operations, and shared resources, we achieved enhanced efficiency.



Location:
Christchurch
Completed:
2023

Duration:
27 Months
Value:
\$18M

Te Whare Whakaterere Ashburton Library and Civic Centre

Ashburton District Council

An expansive community facility packed with sustainable features.

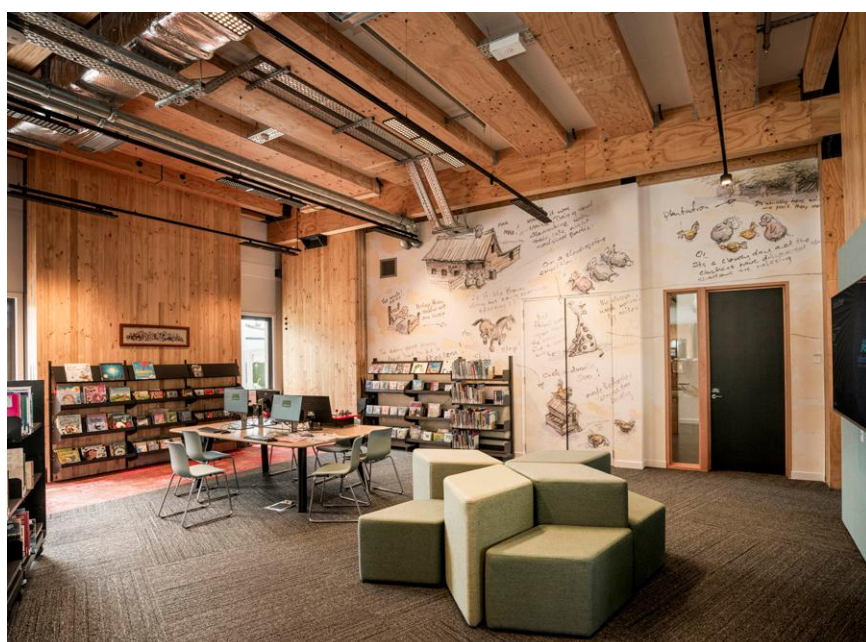
Ashburton's new library and civic centre, Te Whare Whakaterere, includes a library, customer services counters, meeting rooms and events spaces, public and staff amenities, a café, a recording studio and learning lab, executive suites, Council chambers and staff workspaces, plus an IL4 Emergency Operations Centre.



"Excellence (Sustainable Building) and Merit (Civic, Health & Arts), Property Council NZ Property Industry Awards 2024"



| | |
|---------------------|------------------|
| Location: | Duration: |
| Christchurch | 34 Months |
| Completed: | Value: |
| Jan 2024 | \$55m |

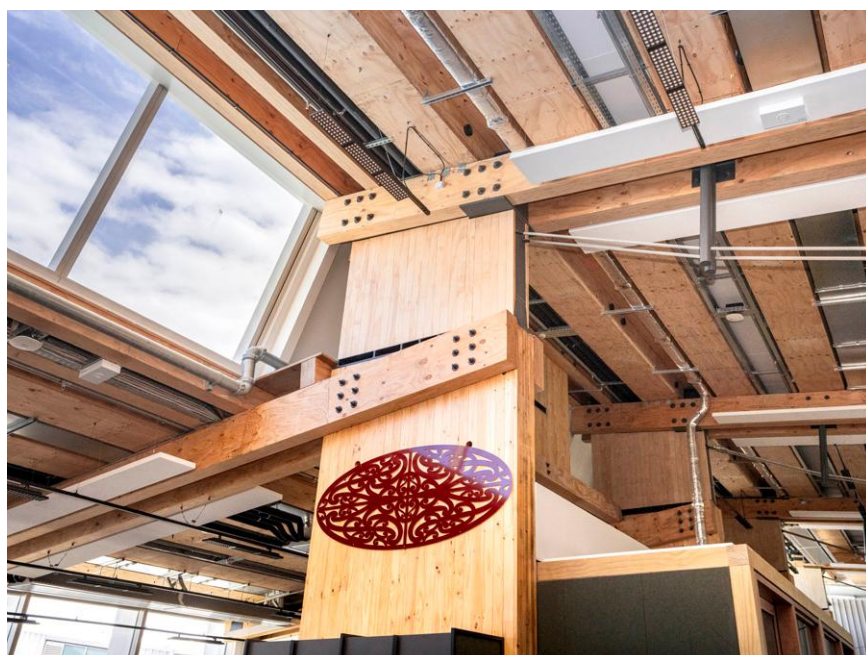


Sitting on screw pile and ground beam foundations, the superstructure is engineered timber reinforced with post-tensioned steel cables and brackets, all designed to rock in an earthquake and settle back into place. The building envelope consists of glazed curtain wall, glass fibre reinforced concrete slats, metal wall and roof cladding, and a warm roof.

The key to integrating the multiple elements of this complex building was a BIM model combining eight separate models into one. We used this federated model to coordinate the timber and steel in the superstructure, hosting meetings with the suppliers, consultants and subcontractors to ensure that everyone was on the same page. Integrating services into the model allowed for final clash detection before the components were manufactured, ensuring the services worked harmoniously with the structure, with minimal structural penetrations.

The centre incorporates state-of-the-art features to ensure energy efficiency, including heat pumps using water drawn from artesian wells, a Building Management System that constantly monitors energy use, solar shading, and an LED lighting system that adjusts automatically depending on occupancy and light levels.

We carefully preserved and strengthened a red brick heritage building as part of the project. Nestled in a glass atrium and complete with its wonky chimney, Pioneer Hall adds a touch of historic character to the ultra-modern community facility.



Tuhiraki AgResearch

AgResearch

Meticulous preparation, millimetre-perfect construction and a dash of innovation deliver a state-of-the-art facility.

AgResearch's Lincoln science facility, Tuhiraki, is a two-storey building with an office wing, laboratory wing and a large plant room. The 7,600m² complex is the principal research campus and corporate headquarters of AgResearch in the South Island, accommodating almost 300 scientists and support staff.



Clad in red corrugated iron to reference a woolshed, the open-plan office wing is a high-tech engineered timber structure with a regular grid of LVL columns and beams, paired with a prefabricated timber cassette floor system and glulam roof members. The laboratory wing is a more traditional precast concrete structure to meet the stringent compliance requirements for PC2 accreditation.

We were involved on an ECI basis for the project, collaborating with the wider project team to ensure the project could meet programme and budget milestones despite the challenges of Covid-related supply chain and labour issues. We proposed alternatives to provide greater certainty in delivery, such as using our in-house trade team to complete much of the structural work.

With a complex services setup, particularly in the laboratory wing, we got the specialist subcontractors involved during the ECI stage to leverage their expertise. We used a BIM model to review and coordinate the services designs throughout the ECI stage to ensure a smooth installation process and allow enough time for quality control and commissioning procedures.

A decade in development and designed with extensive end-user consultation, expectations for Tuhiraki were high. Meticulous preparation, millimetre-perfect construction and a dash of innovation to bring the many elements together seamlessly have delivered a beautiful, state-of-the-art building.



"Excellence (Sustainable Building) and Excellence (Education),
Property Council NZ Property Industry Awards 2024"



Location:
Christchurch
Completed:
Dec 2023

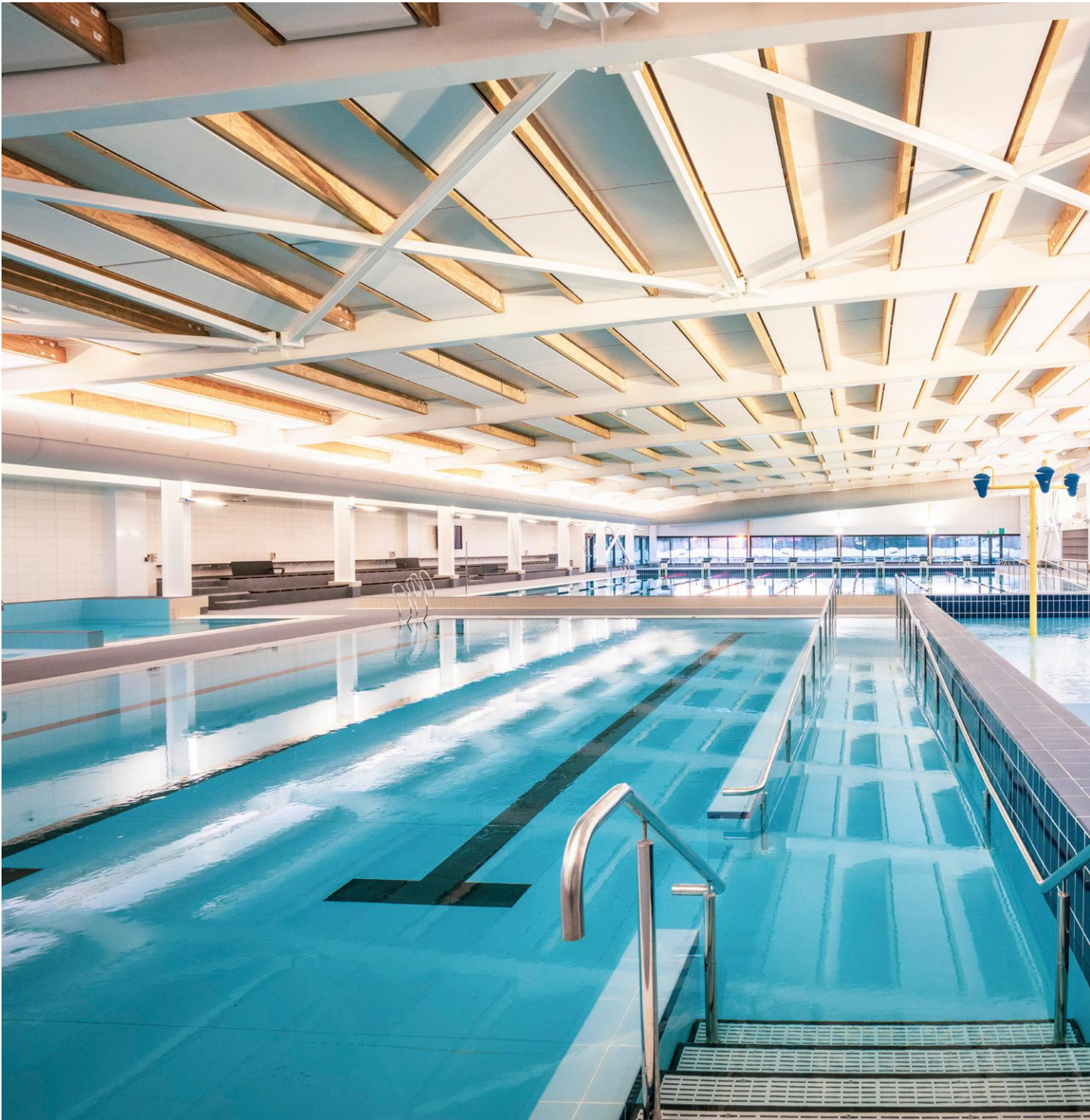
Duration:
26 Months
Value:
\$71m



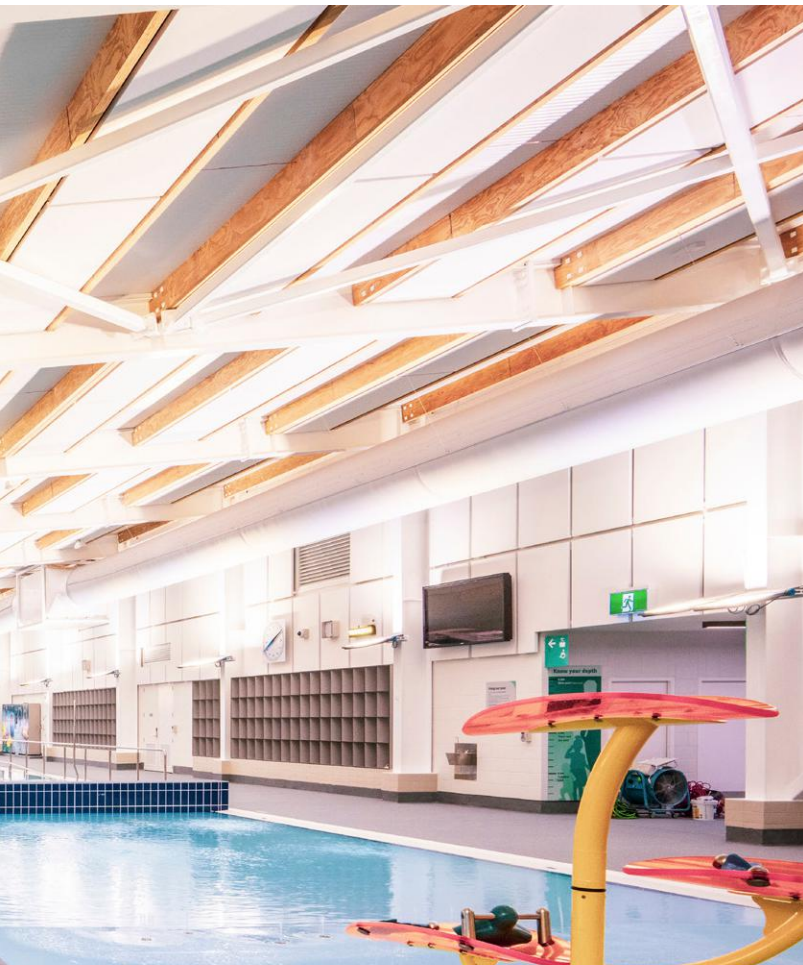
Matatiki Hornby Centre

Christchurch City Council

Limitations of a brownfield site were overcome to deliver long-awaited community facilities.



"Naylor Love collaborated with local entities to enhance efficiency, support community fundraising, and host site visits to support the community's efforts."



Matatiki Hornby Centre is a single-level community hub with a library, pool complex, activities and meeting rooms, café and customer services area. The facility sits on a former landfill, which posed challenges for our team early in the build when the site settled more than anticipated. We took the lead on devising and testing a new piling design and methodology, formulating a solution that required extensive on-site modifications to nearly 200 piles.

We laid an impervious landfill gas membrane and installed an underground network of gas collection pipes, allowing any gases to be safely vented out. The need to preserve the integrity of the membrane meant that we needed to find ingenious solutions for the foundations, especially when a hydrotherapy pool was added to the project. With traditional boxing ruled out, we staged areas and used cranes to backfill the foundations.

The engineered timber and steel structure features long LVL rafters and glulam columns. We paid particular attention to the structural steel coating in the pool hall to address the corrosion risk in the humid, chlorinated atmosphere. The double roof system, with long run roofing over insulated panels, was chosen to both control noise and perform well in the humid pool.

The stainless steel pools were imported from Italy as modules which we fitted into place. We coordinated the reticulation of the pool water pipework, culminating in a specialised filtration and pumping system in the plant room.

We worked closely with local schools and businesses, minimising disruption and increasing efficiency by negotiating to access through neighbouring properties. We also hosted many visits from interested parties to support the community's efforts to fundraise for the hydrotherapy pool addition.



Location:
Christchurch
Completed:
Mar 2024

Duration:
30 Months
Value:
\$35M

Hagley College Auripo & Wainuku

Ministry of Education

Close collaboration achieves best-for-project outcomes at Hagley College.

Location:
Christchurch
Completed:
Sep 2022

Duration:
19 Months
Value:
\$21m



"A key aspect of the build was that Naylor Love had key staff on site who were practical, experienced, and able to present to the consultant team viable solutions when confronted by a potential issue on site." – Wayne Phillips, Structural Engineer, Aurecon

Silver Award, 2023 NZ Commercial Project Awards.

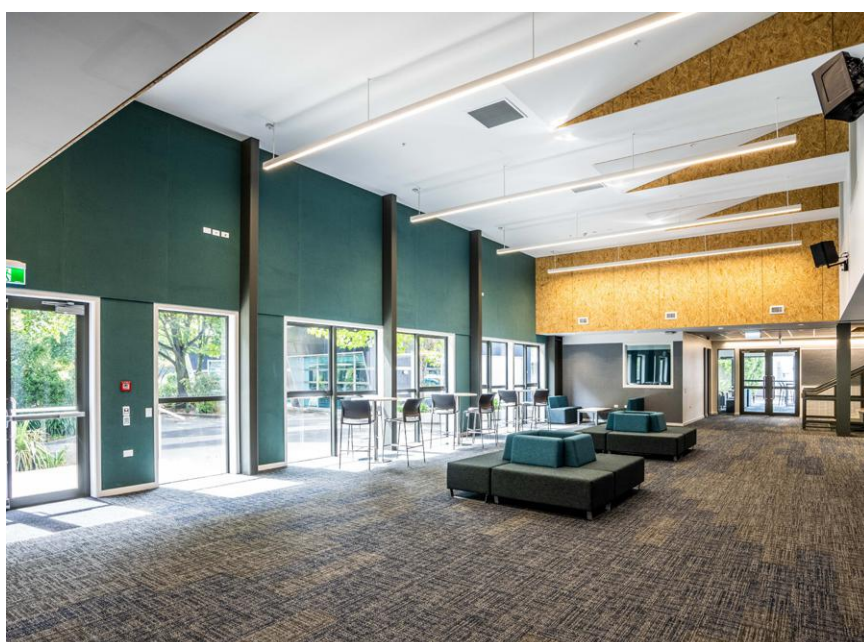


We built two new specialist subject hubs at Hagley College, Auripo and Wainuku. Auripo is a two-storey building that incorporates performing arts learning spaces and a full-size auditorium. Wainuku is a single level building that houses a variety of workshops and labs to support the school's comprehensive visual and creative arts and technology curriculum.

We were involved before construction started on an ECI basis, working with the client and consultants to ensure the project met budget requirements. Working collaboratively, we achieved over \$1m of cost savings on Auripo alone without compromising on the functionality of the learning environment. A highly coordinated set of construction drawings and robust services coordination produced by the project team with Naylor Love's assistance ensured that the final programme was six months shorter than originally anticipated.

Our open working relationship with the wider project team continued during the build, when we worked together to re-sequence the programme during Covid-related shortages and delays. We also assisted with a part re-design, changing methodologies to reduce costs and make up time lost to resource issues.

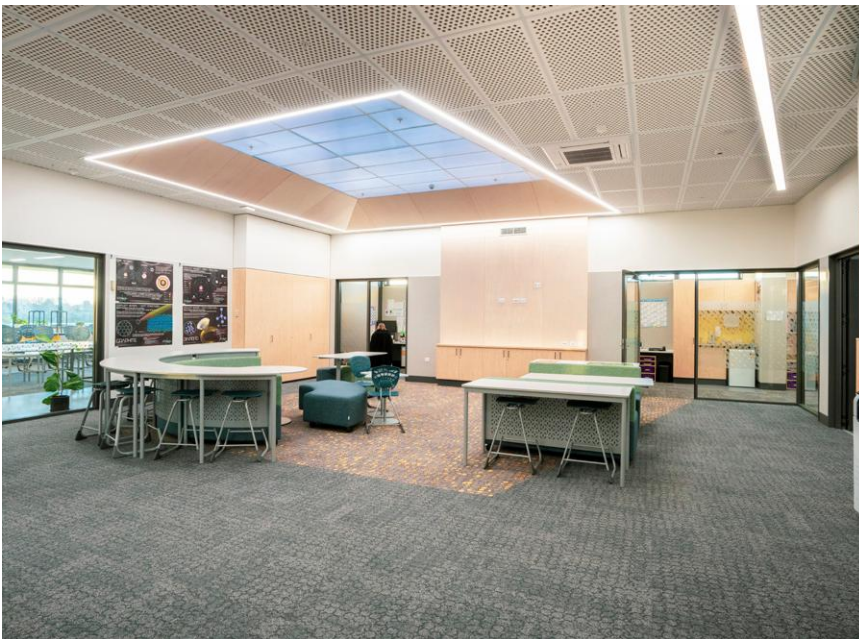
Health and safety is always a key concern when working in a school, especially when we needed to maintain an accessway between the two buildings. A clever gate system, careful scheduling of deliveries and disruptive work, and frequent toolbox talks ensured that we fostered a safe environment for both the workers and the school community.



Burnside High School Pukehinau

Ministry of Education

Burnside High School Pukehinau is a cutting-edge science and technology block featuring 20 specialised classrooms for subjects like metalwork, woodwork, electronics, science, robotics, and programming.



The project placed a strong emphasis on acoustic performance, ensuring soundproof classrooms to provide quiet learning environments. The design involved extensive use of glass, and value engineering was conducted to balance cost and performance between double glazing and thicker single-pane glass.

Internal finishes included Autex panels, Decortech, Trespa, and vinyl, with cost-effective adjustments made where possible. Naylor Love's collaborative approach with consultants, engineers, and the school ensured efficient resolution of complex details before construction.

Maintaining school operations with minimal disruption was critical. Strategies included controlled access with electric two-way gates, noise management during exam periods, and careful scheduling of works during holidays or after school hours. Community engagement was maintained through regular updates and a designated contact person.

The project also involved demolition and material salvage in collaboration with the Ministry of Education. Naylor Love implemented a robust on-site recycling programme, diverting waste from landfill by separating up to nine different types of materials.



"This project highlights Naylor Love's commitment to quality, collaboration, and sustainability, ensuring a successful outcome for Burnside High School while minimising impact on daily school operations."

Location:
Christchurch
Completed:
June 2024

Duration:
17 Months
Value:
\$25.8m



Tū Waka-Waipapa Christchurch Hospital Car Park

Ngāi Tahu Property

We built an eight-level car parking building with 463 parking spaces on the corner of St Asaph Street and Hagley Avenue, just a stone's throw away from Christchurch Hospital.

Location:
Christchurch
Completed:
Nov 2023

Duration:
21 Months
Value:
\$23m

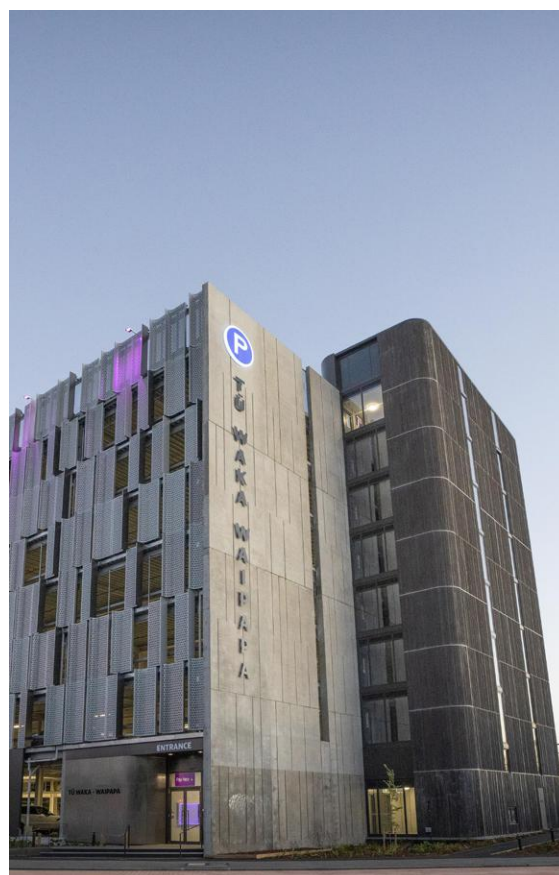


"Innovations both above and below ground in eight-level parking building."

The building incorporates 14 suspended concrete slabs over seven split floors, with an asphalt ground floor. There are 15 flights of stairs and two lifts servicing the building, and two vehicle ramps on each level. We installed steel to 27 metres, protecting the exposed perimeter beams by welding the studs off-site prior to painting them. This offered better corrosion protection than the standard practice of omitting an area of paint to allow on-site installation of shear studs.

There's a lot going on underneath the car park, with a foundation system of 1.2 metre-deep beams connected to 121 screw piles embedded into the Riccarton gravels at a depth of up to 26.5 metres. We leveraged our national coverage to source a reputable replacement when the nominated piling contractor pulled out and there was no capacity in the local market.

We diverted the oxygen main serving the hospital laboratories to accommodate the piles, with the new line positioned three-and-a-half metres below ground level, two metres below the water table, and crossing a major power supply. We worked closely with Te Whatu Ora, Ngāi Tahu Property and Lewis Bradford to develop a seismically rated design for the realignment, sequenced between the pile installation and foundation excavations to minimise programme disruption.



AgResearch Specialised Containment Facility

AgResearch

Just over a year after we started building AgResearch's Tuhiraki HQ and research centre, we established a second site across the road to build a cutting-edge containment facility.

The 460m² facility includes glasshouses and a header house with a PC2 (Physical Containment Level 2) laboratory, allowing scientists to conduct research into the management of insect pests, weeds and diseases in agricultural production systems without risking taonga species in the wild.

The project was delayed by six months when a key nominated supplier pulled out at the last moment. We shifted focus to completing the staff car park for Tuhiraki, which adjoins the containment facility site, allowing it to open on schedule. We then helped to integrate the glasshouse and header house, which were designed independently. Raising the gable ends resolved the connection issues between the two structures and made it easier to integrate the extensive mechanical works, including 10 air handling units.

The glasshouses have a robust aluminium structure clad in 8mm polycarbonate UV-protected glazing and feature a state-of-the-art lighting system. We worked with the glasshouse supplier to tuck all the bulky ductwork behind ACM panels, streamlining the mechanical integration and meeting the MPI's stringent requirement for easy to clean surfaces.



"This complex, one-of-a-kind project posed some tricky challenges, all resolved by a collaborative approach involving the entire project team."

"AgResearch's Advanced Agricultural Containment Facility Features Industry-Leading Technology."

Location:

Lincoln

Completed:

Apr 2024

Duration:

18 Months

Value:

\$12.1M



Te Hurihanga ō Rangitahi The Youth Hub

The Youth Hub Trust

"Collaborative ECI approach for a wraparound health and wellbeing facility for young people."

The Youth Hub is a wraparound health and wellbeing facility for young people, providing supported housing, health services and spaces for recreation and activities. Naylor Love Canterbury was engaged as an ECI contractor through the Developed & Detailed Design phases of the project to provide buildability and value management advice to maximise the opportunities while minimising risks.

Our early involvement allowed for a staged approach to the project, allowing for the project to proceed with early works and Stage One (Supported Housing and Wrap-Around Services) while funding for Stage Two is still being sought.

We also consulted on a building methodology to ensure that the extensive engineered timber components were protected from the weather throughout the build, and to mitigate long lead times for timber.

Our Youth Hub team is promoting various fundraising campaigns for Stage Two, including a "Sponsor a Bedroom" programme.

Stage One construction of Te Hurihanga ō Rangitahi/The Youth Hub is well underway at 109 Salisbury Street and due for completion by Q4 2024.

Location:
Christchurch
Completed:
Oct 2024

Duration:
56 Weeks
Value:
\$18.1M



Image: Christchurch Youth Hub

Te Ara House Coastal View Dementia Centre

Qestral Corporation

"We managed to mitigate Covid-related supply chain issues, shortages and price increases by procuring most of what we needed very early in the project."

Te Ara House is a dementia care centre with 20 ensuite bedrooms arranged in two wings, an open plan kitchen, dining and living room, plus smaller lounges and offices.

The attractive, single-storey building is constructed with a concrete rib raft floor over structural polystyrene panels and timber framed walls clad with Linea Oblique Weatherboard. The timber truss roof structure is lined with Kingspan insulated panels and finished with Alpine Tray long run steel roofing.

The facility is heavily serviced, with high-tech nurse call and security systems that interface with fire alarms and automatic doors. It looks out over a large, easy to access garden with raised beds and level paths, and has internal links to the existing care home.

Many of the client-nominated specialist subcontractors were based in Christchurch, so clear communication was key to keeping the project on track

Location:

Nelson

Completed:

Dec 2022

Duration:

11 Months

Value:

\$4.8m



Image: Coastal View Dementia Centre

Dolomite Point Punakaiki

Department of Conservations

Naylor Love completed the new Dolomite Point Punakaiki Visitors Centre in the West Coast Region.



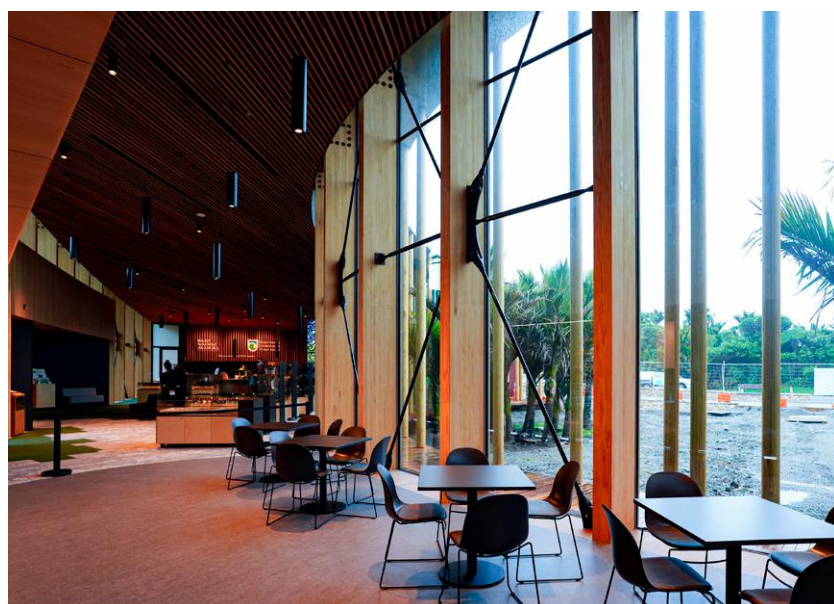
"Clear communication was key to keeping the remotely located project on track."

For this remote location project, our approach was to ensure full-time site management and supervision by relocating experienced staff to deliver the project while maintaining high-quality control.

During the tender, we also engaged and partnered with locally based subcontractors and smaller contractors. Collaboration between the local workforce and our experienced on-site management team ensured quality, adherence to the programme, and effective communication.

The remote location presented longer lead times for materials and equipment due to transportation distances and logistical challenges. We worked closely with the client to plan logistics and procurement early, identifying key materials and equipment, such as engineered timber and structural steel, to provide a clear understanding of lead times and associated costs.

As part of Naylor Love's systems and procedures, we regularly communicated this with the client and suppliers, ensuring alignment and maintaining an efficient work sequence to maximise opportunities.



Location:
West Coast
Completed:
Nov 2024

Duration:
16 Months
Value:
\$30M

Christ Church Cathedral Stabilisation and Strengthening

Christ Church Cathedral Reinstatement

We provided early contractor involvement (ECI) services and acted as the main contractor for the two-and-a-half-year stabilisation stage of the Christ Church Cathedral Reinstatement. The tower and western façade of the Cathedral partially collapsed in the 2011 earthquake and the rest of the unreinforced masonry structure suffered significant cracking and displacement.

Our ECI input included buildability advice, value engineering, costing and procurement planning. We worked closely with the structural engineering consultant Holmes to plan the safe and efficient structural sequencing and detailing of the massive steel global stabilisation frames. We also effectively managed sub-consultants to provide structural temporary works designs for steel lift planning, propping and mitigation of local stability hazards.

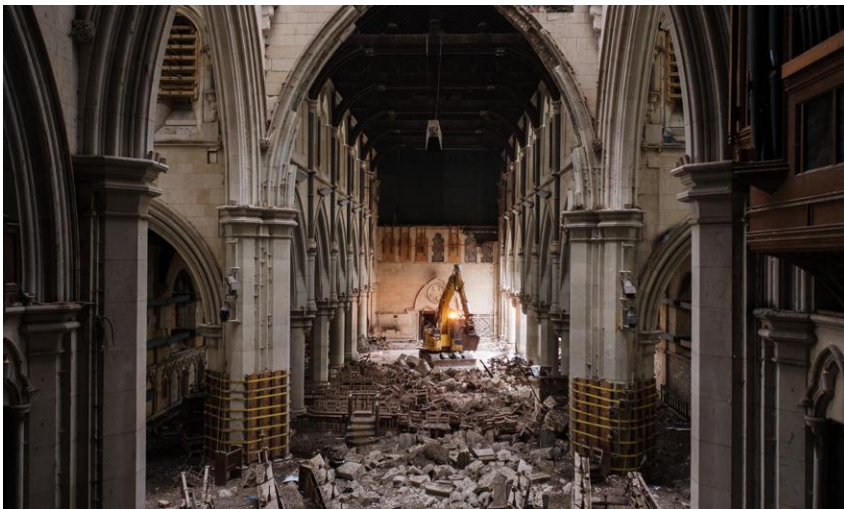
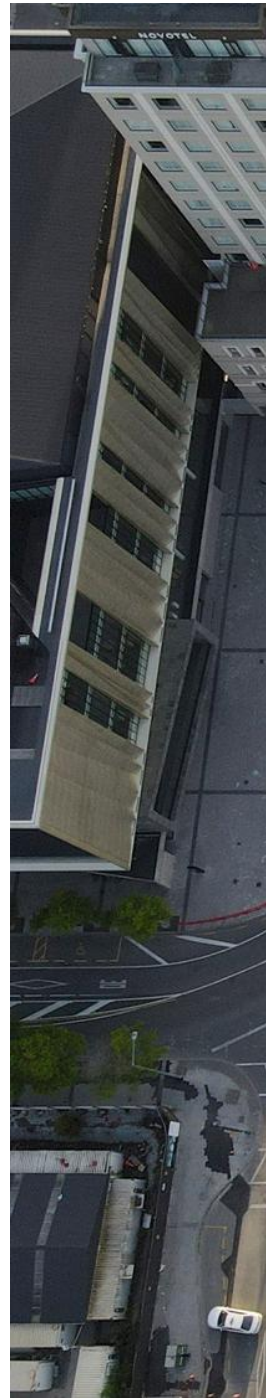




Image: Christ Church Cathedral Reinstatement



**South Island
Property People
Awards**

We were on site for just over two years before the Cathedral was safe enough to enter, with all work up to that point completed from a safe distance outside the structure. Even the clean-up of 250 tonnes of rubble and biohazards inside the Cathedral was accomplished using a remote control digger, a world-first innovation that was suggested, investigated and implemented by our team.

This project is currently on hold as a potential funding solution is being finalised. Once the funding is confirmed, the next stages of the restoration are to proceed as planned.

**Best Team Award, South Island Property People Awards 2023, joint award with CCRL, Warren and Mahoney, Rawlinsons and Holmes Consulting
Gold award, 2023 ACE Awards with Holmes**

"Holmes and Naylor Love are recognised for the expertise, commitment and a deep understanding of its structural challenges that had to be addressed to set up the cathedral for the project's reinstatement phase."

Location:
Christchurch
Completed:
Apr 2024

Duration:
2 Years

Mahana Houses

Sustainable Homes for Community Housing.

Naylor Love has successfully delivered a series of sustainable homes in Christchurch, enhancing community housing with both single and multi-storey designs. These homes are designed to provide affordable, robust, and energy-efficient living solutions for families with acute housing needs.



Image: Mahana House Rollesby Street

Image: Mahana House Duplex Glovers Road



Image: Mahana House Rollesby Street



Each unit features innovative design elements such as natural timber use, high-performance insulation, and advanced ventilation systems, achieving significant Home Star ratings. The designs optimise suburban infill housing, adapting to different layouts while enhancing the aesthetic and functional quality of the neighbourhood. This project underscores Naylor Love’s commitment to sustainable building practices and its ability to adapt and deliver high-quality homes tailored to the requirements of community housing providers, ensuring long-term value and enhancing residents’ quality of life.

"The team worked so hard on the project and there were lots of challenges to overcome. Through this project, we aimed to build good quality homes for social housing. We were motivated to go above and beyond in terms of innovation and sustainability to provide healthy, spacious, and beautiful houses for those in need,"
Craig Dixon, Naylor Love Project Director, Mahana House.

"Beautifully incorporating Maori design principles, the duplex was co-designed by Naylor Love and Shigeru Ban, the architect behind the Christchurch Transitional Cathedral, and built using large scale off-site fabrication."



Collingwood Area School

Ministry of Education

Naylor Love was engaged as the Early Contractor Involvement (ECI) contractor, providing budgeting and contractor advisory services to deliver significant benefits through the ECI procurement model.

The redevelopment of Collingwood Area School was aimed at transforming educational facilities to support 21st-century learning while enhancing community and local iwi integration. The project included the construction of new buildings and the refurbishment of existing structures to create dynamic, collaborative spaces for 230 students.

The redevelopment included several major components: a new Teaching and Library Building with 1000m² of space designed to support modern educational needs and collaborative spaces; a new 300m² Administration & Resource Building providing essential administrative functions; a refurbished Technology Building enhancing vocational training capabilities; new changing areas added to the existing hall to support sports and physical education.





Image: Collingwood Area School

"The redevelopment design featured cultural elements from local artists, enhancing the new facilities while prioritising environmental sustainability through modern, low-impact construction techniques."

The project faced numerous challenges, including site constraints managed through strategic staging and careful programming to minimise disruptions to school operations. Supply chain management involved coordination with local suppliers and trades to mitigate delays and ensure timely delivery of materials. Extensive community engagement ensured that the project served the broader community interests, including integration with local iwi.

Location:
Collingwood
Completed:
Feb 2024

Duration:
2 Years
Value:
\$11M

Golden Bay High School Rebuild

Ministry of Education

Our Nelson team headed to Tākaka to complete a series of infrastructure upgrades, the construction of new facilities, refurbishments to existing buildings and site-wide landscaping at Golden Bay High School. We delivered the work in stages over two-and-a-half-years.

The project began with the installation of new transformers and a heating system. We also renovated the gym, adding new learning and staff spaces. Extensive refurbishments followed, enhancing the hall, hospitality and technology blocks, as well as the science and arts facilities. We modernised and reconfigured the buildings inside and out, complete with services upgrades.





Central to the project were two impressive new blocks, each spanning 750m². One houses nine learning spaces, while the other features a whare wānanga, library, whare kai and administration unit. These functional spaces embrace an in-depth cultural narrative, showcasing kōwhaiwhai patterns by well-known local artist Robin Slow on fascia boards, steelwork, glass, joinery and LVL beams. The intricate artwork details the history of Golden Bay/Mohua and the school, crafted to the highest standards of quality by our dedicated team.

Our site team found creative solutions for limited local options for recycling, major plant and labour, alongside managing both location and pandemic-related supply chain issues. We endeavoured to become a valued part of the community, taking part in fundraising events, organising donations of excess building and demolition materials, working with the art department on a mural for the site hoardings, and hosting students for work experience.

Location:

Tākaka

Completed:

May 2024

Duration:

2.5 Years

Value:

\$16M

Nelson College for Girls Maths Block

Ministry of Education

The maths block at Nelson College for Girls is a two-storey, eight classroom building that connects to the several other classroom blocks via a glass atrium. We refurbished the block in an 11-month project, replacing the roof and cladding, completing seismic strengthening, updating the fire alarms, lighting and passive fire features, and installing accessibility upgrades including a new lift in the atrium.

The site was tight, with classrooms and boarding hostels adjacent to the area we were working in, limited laydown area, and access via a narrow driveway. This posed challenges when we were installing the steel framed lift shaft in the atrium. We split the steel into four parts and modelled them to ensure they could fit into the building before carefully lifting them into place with a spider crane.

We made the most of the two-week holiday periods to remove asbestos cladding and soffits and install new windows and wall linings, minimising disruption to the school. An early decision to shrink wrap only the cladding and eaves rather than the entire building made it much easier to work on the roof and to get materials in and out.

We recycled and reused as much material as possible, even chipping the trees and branches that needed to be removed to make room for our scaffolding and leaving it on site for the school to use around the grounds.

Location:

Nelson

Completed:

Feb 2024

Duration:

11 Months

Value:

\$2.5M

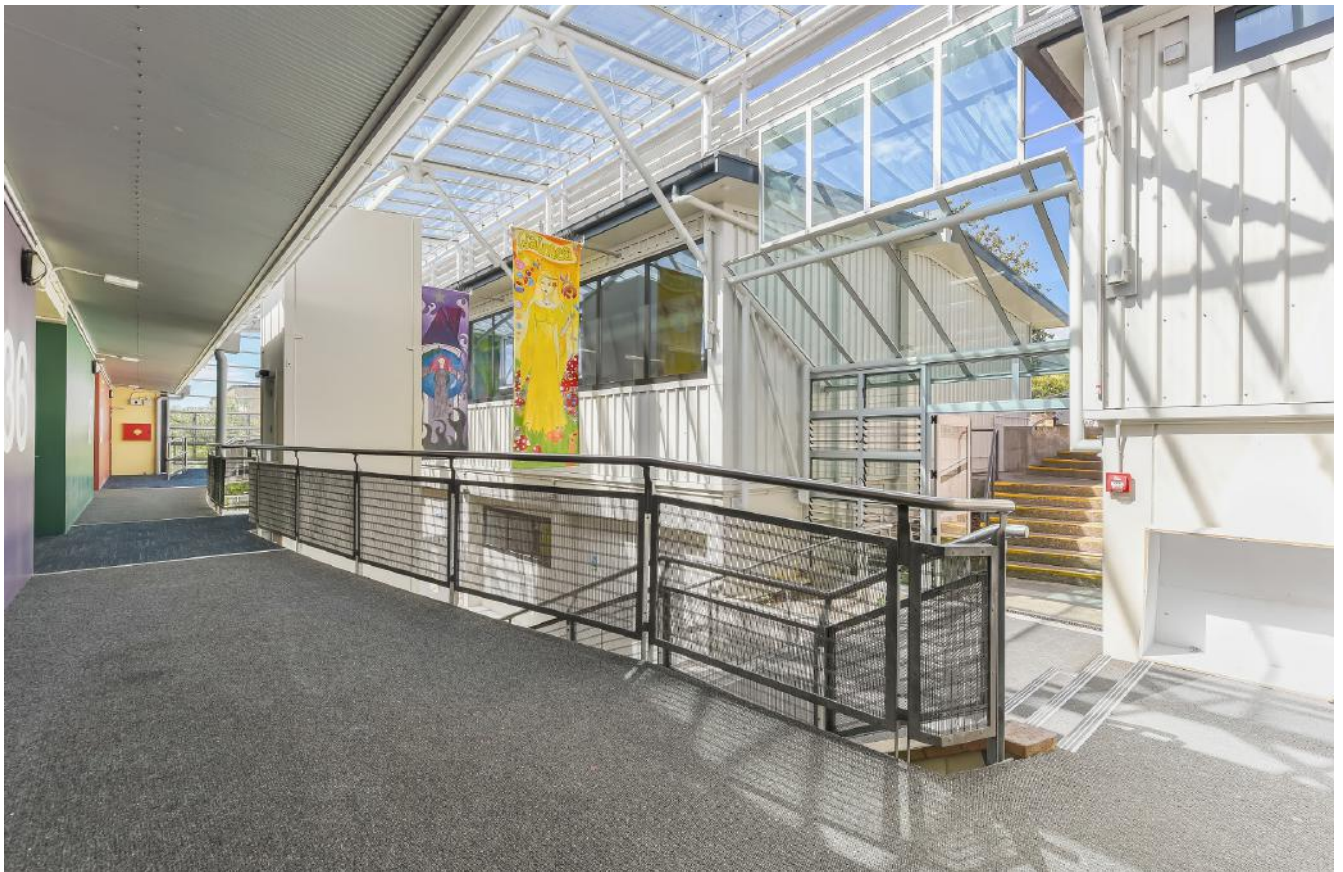


Image: Nelson College for Girls Maths Block

LQS Warehouse Units

Gibbons Holdings

We built an industrial warehouse at LQS Industrial Park, Richmond, for Gibbons, with four tenancies ranging from 335 to 495 square metres. Each unit includes truck access, a bathroom, and a kitchenette. The single-storey structure has a fibre-reinforced concrete slab, steel frames, and pre-cast concrete panels, with long-run steel cladding and a cedar/Hardie Board façade. A retaining wall was installed due to a nearby swale for site stability. To stay on schedule, we offered buildability advice and split the steel erection into two stages, allowing for progressive foundation pours.

| | |
|------------------|-----------------|
| Location: | Duration: |
| Nelson | 9 Months |
| Completed: | Value: |
| June 2023 | \$3.2M |



Image: New LQS Warehouse Unit

Nelson Airport Rental

Nelson Airport

Our latest project, a new rental car hub at Nelson Airport, involved replacing portacabins with a 260 square metre facility designed for rental services. Located prominently in front of the terminal, it features a concrete foundation, LVL timber, Kingspan roofing, and metal cladding. Despite its smaller scale, the hub matches the main terminal's award-winning aesthetics. Our team maintained exceptional client relations and navigated Covid-related supply challenges, earning praise from the airport's CEO for their proactive approach during the official opening.

| | |
|-----------------|-----------------|
| Location: | Duration: |
| Nelson | 8 Months |
| Completed: | Value: |
| Oct 2022 | \$1.57M |



Image: Nelson Airport Rental Car Hub



Image: New Lower Queen Street Health

LQS Health Richmond

LQS Holdings/Tasman Bay Specialist

Our Nelson team was engaged to build a 960-square-metre, two-storey medical facility in Richmond under a split contract. We completed the base build for one client while simultaneously fitting out a day surgery and endoscopy suite for another.

The fitout included a state-of-the-art operating theatre with glazed hygienic walls, a recovery suite, and a reception area. When faced with Covid-related material delays, we provided the client with alternative options and cost comparisons, enabling informed decisions without compromising quality. This approach ensured the project was completed on time.

| | |
|-----------------|------------------|
| Location: | Duration: |
| Richmond | 12 Months |
| Completed: | Value: |
| Feb 2023 | \$7.2m |

UCOL Healthcare Education Centre

Gibbons Holdings

The new UCOL Te Pūkenga Manawatū Healthcare Education Centre, known as Te Whaioranga, offers practical training spaces for health students and office facilities for staff. Naylor Love partnered with a local contractor on this Palmerston North project to benefit from local expertise and reduce logistics costs.

Despite Covid-related supply chain issues, we collaborated with consultants and subcontractors to source local alternatives for materials like fire curtains and dampers, avoiding international shipping delays. Challenges arose due to clashes between services and existing structures, but Naylor Love maintained a collaborative approach with the client and design team to prevent costly rework.

| | |
|-------------------------|------------------|
| Location: | Duration: |
| Palmerston North | 13 Months |
| Completed: | Value: |
| Feb 2023 | \$7.9m |



Image: UCOL Healthcare Education Centre Palmerston North

Nelson Junction Retail Centre

Gibbons Holdings

"The design prioritises sustainability, using laminated veneer timber to reduce steel usage, alongside advanced insulation, water-saving fixtures, and efficient lighting to minimise environmental impact."

Naylor Love/Gibbons Naylor are working closely with Gibbons Holdings to develop the Nelson Junction, a major retail venture. Spanning 30,000m², the site will feature a supermarket and 12 retail units ranging from 500m² to 1,500m².

Naylor Love provided early contractor involvement, enabling effective budget management. Our team offered real-time pricing feedback and identified cost-saving alternatives, leveraging the latest market conditions, labour rates, and material costs to optimise financial resources for the project.

The tenant mix will include local, national, and Australian businesses focusing on home improvement, lifestyle, and leisure, enhancing the center's appeal as a retail destination.

Location:

Nelson

Completed:

Sep 2023

Duration:

51 Weeks

Value:

\$18.6m



Image: Nelson Junction Home Improvement and Lifestyle Shopping

Berryfields Silky Otter Cinemas

Gibbons Holdings



We built the boutique Silky Otter Cinemas complex at Berryfields Crossing in Richmond, with the exterior design seamlessly blending into the surrounding development. Our Gibbons Naylor team was involved from the early planning stages, providing budgeting and programming expertise to help the client achieve their vision.

As the anchor tenant of the development, Silky Otter Cinemas opened on time in early July 2022, becoming a highly anticipated community amenity.

Location:
Richmond
Completed:
June 2022

Duration:
20 Months
Value:
\$4.6M

Bronze Award
NZ Commercial Project
Awards 2024



Berryfields Joe's Garage

Gibbons Holdings



Joe's Garage Berryfields is a restaurant located in the Berryfields Crossing development in Richmond West, near Nelson. Our Gibbons Naylor team completed both the base build and fitout, integrating the fitout during construction once Joe's Garage was confirmed as the tenant.

With a tight deadline, our team worked diligently to meet the opening date, helping the client navigate variations, complete documentation, and secure CPU.

Location:
Richmond
Completed:
Apr 2023

Duration:
15 Months
Value:
\$3.3M

Projects & Interiors

The background of the page features a stack of several books, their pages creating a rhythmic pattern of light and dark lines. In the upper right, a bright, out-of-focus light source, possibly a candle or lamp, casts a warm, golden glow across the scene, creating a bokeh effect with soft, circular light spots. The overall atmosphere is cozy and intellectual.

Current projects:

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Southern Cross Hospital Operating Theatres

Southern Cross Healthcare

Our Projects & Interiors team refurbished two operating theatres and an endoscopy scope clean room and added a new scrub room and theatre set-up rooms at the Southern Cross Hospital in Christchurch.





The deadline was tight and immovable, with the work needing to be completed, tested, commissioned and clinically cleaned ready for the first intake of patients. We achieved the ambitious programme by entering an ECI agreement with the client, ensuring that all the long lead items – fire doors, plumbing fixtures, vinyl, bench tops, glazed partitions and custom graphics – were ordered early and on site exactly when we needed them. Only one element threatened to throw a spanner in the works, with supplier-side issues delaying a key shipment from Europe. We had a contingency plan to re-sequence major sections of the project worked out and agreed before the shipment arrived in the nick of time.

Our team and our carefully selected specialist subcontractors worked through Christmas and the New Year to complete the project, making the most of the hospital's annual shutdown. We collaborated closely with Stryker, who were engaged by the client to install the medical pendants in the operating theatres, working together seamlessly to achieve a high-quality result.

Location:
Christchurch
 Completed:
Feb 2024

Duration:
3 Months
 Value:
\$1.8M



Image: Christchurch Hospital Loading Dock Relocation

Christchurch Hospital Dock Relocation

Health New Zealand, Te Whatu Ora

The project involved dismantling the old Bone Marrow Transplant Unit and constructing new facilities within an active hospital. It required meticulous planning to manage noise, vibration, and dust. The work included building clean and dirty docks, a mail room, and external structures, with some tasks completed on weekends to minimise disruption.

Location:

Christchurch

Completed:

2023

Duration:

3 Months

Value:

\$3M

Christchurch Hospital PC2 Lab Fit-out

Health New Zealand, Te Whatu Ora

Naylor Love delivered this work in a live hospital environment for Canterbury Health Laboratories on the Christchurch Hospital Campus. The project entailed staged construction within an active lab setting. Stage 1 involved converting existing office space into a tearoom within a portacom complex. Stage 2 repurposed the original tearoom into a PC2 laboratory. The contractor needed to manage the project with minimal disruption, maintaining high health, safety, and hygiene standards.

Location:

Christchurch

Completed:

2023

Duration:

4 Months

Value:

\$400k



Image: Christchurch hospital PC2 Lab Fit-out

Christchurch Hospital Strengthening & Panel Remediation

Health New Zealand, Te Whatu Ora

"Minimising disruption in a busy operational hospital with proactive communication and risk management."

This project at Christchurch Hospital involved panel remediation, including internal bracket fixes, replacing external panels with cladding, constructing new flashings, and cutting concrete for seismic gaps. Asbestos was removed from gutters as needed.

Despite the constraints of a tight construction space, we upheld an exceptionally high health and safety culture throughout the Christchurch hospital sites. Our site team made sure the area was kept clean and featured clear signage and communication. Critical work zones had numerous potential risks, such as required tie-ins and repositioning of some services, but these were effectively managed through proactive communication among the delivery team, hospital operational team, and the client delivery management team.

In addition, Naylor Love proactively communicated with the hospital to ensure that the vibrations caused from seismic works did not affect any sensitive medical devices.

Location:
Christchurch
Completed:
2023

Duration:
23 Months
Value:
\$10M

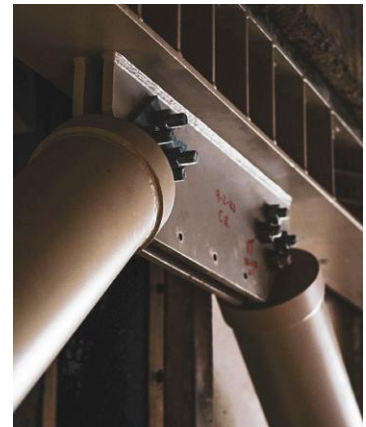


Image: Christchurch Hospital Strengthening & Panel Remediation

CIAL International Departures

Christchurch International Airport

"Airport facilities delivered on time for the busy summer season."

Our Canterbury Projects & Interiors team refurbished the bathrooms and built a new parent room and prayer room in the international departures lounge at Christchurch Airport. The facility features stunning full-height photographic and hand-painted murals, plus plenty of activities in the parent room to keep little ones entertained.

All our tools and materials, right down to the smallest screw, needed to go through the full airport security screening process. We also needed to arrange security clearance and swipe cards for every worker, plus additional inductions, well before they came to site. We worked closely with Airport Security, the client and our subcontractors to meet all the requirements.

The design developed as the project progressed, and our scope increased as we discovered unforeseen issues with the existing building. We suggested solutions to incorporate the additional works into the existing programme to ensure that the facilities were ready for the busy summer flight schedule.

Location:
Christchurch
Completed:
Nov 2023

Duration:
4 Months
Value:
\$1.4M



Image: CIAL International Airport Toilet Block Upgrade

Canterbury Charity Hospital Extension

Canterbury Charity Hospital Trust

Our Canterbury Projects & Interiors team transformed two townhouses into key facilities for Canterbury Charity Hospital. The project involved creating a volunteers' lounge, kitchen, accommodation, and a reception area, freeing up clinical space in the hospital. Located next to a busy surgical facility, the six-month project required strict noise control. Two linkways were built to connect the new spaces to the main hospital, minimising disruption while improving functionality.

| | |
|---------------------|-----------------|
| Location: | Duration: |
| Christchurch | 6 Months |
| Completed: | Value: |
| Dec 2022 | \$800k |

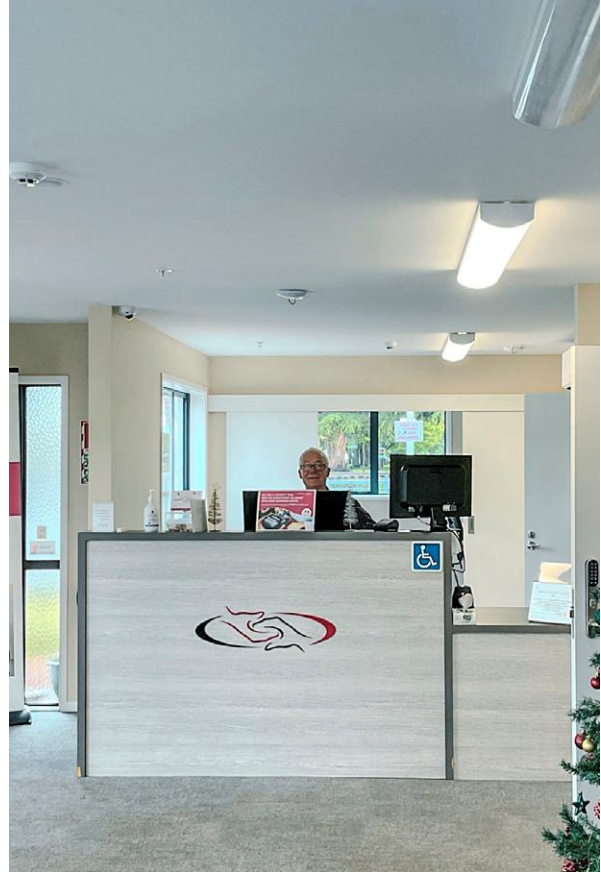


Image: Canterbury Charity Hospital

LQS Health Fitouts

LQS Holdings

At the end of 2022, we completed fitout projects at Lower Queen Street Health 2 in Richmond for an accountancy firm and medical specialists. The work included timber-framed walls, joinery, mechanical and fire protection alterations, electrical work, flooring, plumbing, plasterboard, and painting.

To minimise disruption, noisy work was done outside normal business hours, and noise blankets were used. Despite Covid-related material supply issues, the team kept the project on track by communicating with clients, suggesting alternative products, and adjusting installation schedules to ensure timely completion.

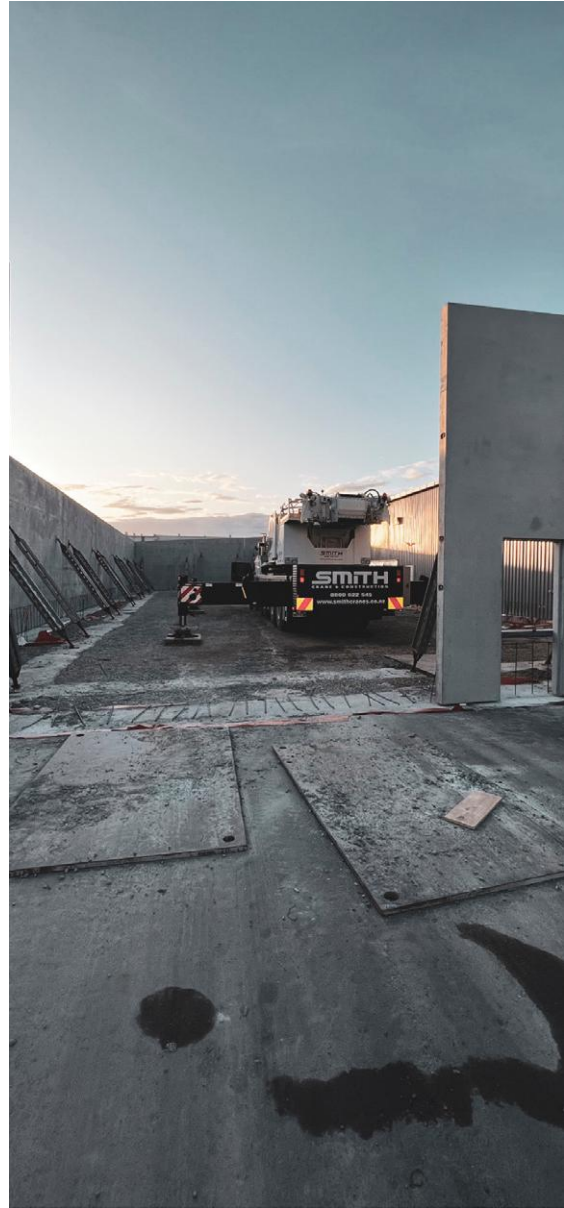
| | |
|-----------------|-----------------|
| Location: | Duration: |
| Richmond | 5 Months |
| Completed: | Value: |
| Feb 2023 | \$1.2M |



Image: Lower Queen Street Health 2 Fit-out

ENI Engineering Workshop Extension

ENI Engineering



With new CNC equipment arriving soon, ENI Engineering urgently needed more space in their Islington workshop. ENI used their expertise to manufacture the steel frame and seismic flashing for the single-level precast panel structure. We worked with them from the planning stage, providing advice on reusing components and ensuring smooth construction.

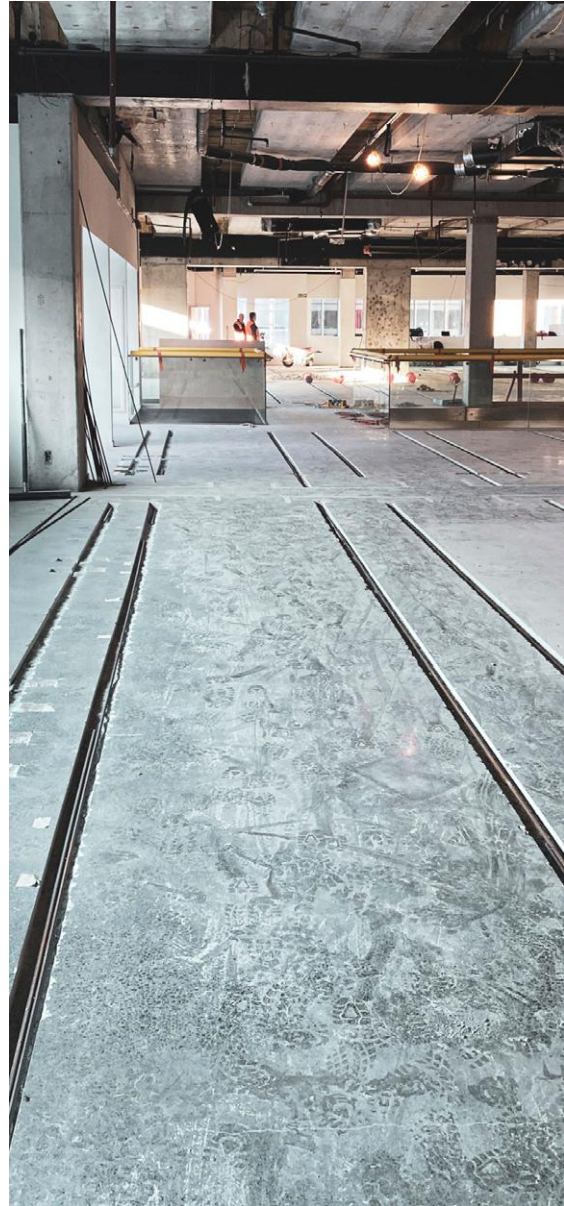
With limited site access and tight deadlines, we erected the precast panels with temporary propping, installed the steel and roof, and poured the floor in a controlled environment. The fast-track extension added over 700sqm to the workshop in just four months.

Location:
Christchurch
Completed:
Nov 2022

Duration:
4 Months
Value:
\$900k

Mid City Centre Strengthening

Nam Yee Family Trust



Location:
Christchurch
Completed:
Jan 2024

Duration:
9 Months
Value:
\$1.6M

Our Canterbury Projects & Interiors team strengthened a three-storey building in Christchurch CBD, raising the top two floors to 80% NBS. Built in 2002, the building has retail on the ground floor and offices above, with the top floor converted from a rooftop car park.

We reinforced the structure by cutting into the precast floor slabs for added reinforcing bars, using carbon fibre strips, and installing steel braces on the roof and columns. Steel braces were craned in through a skylight and moved on wheels through the building.

The building remained occupied, with tenants relocating during the work. We minimised disruption by scheduling concrete cutting after hours and arranging early deliveries to avoid traffic.



Current Projects

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Christchurch Waipapa Tower 3

Health New Zealand, Te Whatu Ora

"Excellent collaboration between the client, contractor, and hospital from procurement to pre-construction aimed at maximising opportunities and minimising risks through multiple workshop."

The new tower signals a firm commitment to the provision of modern, fit-for-purpose inpatient wards for the region. It will provide 160 beds in total, with 64 available as soon as it opens. Fit-out of the remaining floors of shelled space, with a capacity of 96 beds, will be the next stage of the development.

The new tower is part of the ongoing campus redevelopment following the completion of the Waipapa Acute Services Building in 2020. With a budget of \$184 million, including \$30 million for enabling works started in 2022, the project will add 16,000 square metres to the existing 62,000-square-metre hospital, making it the largest in the South Island.

The six-storey tower will match the footprint, façade, and internal design of the current building. It incorporates seismic strengthening for earthquake resilience and features enhanced airflow and ward separation capabilities for future pandemic readiness.

It is anticipated that the third tower will be completed by quarter 1, 2026.

Location:
Christchurch
Value:
\$128M



New World Stoke

Foodstuffs South Island

Naylor Love is closely collaborating with Foodstuffs South Island on the strategic redevelopment of New World Stoke, a 24-month, three-stage construction project at Strawbridge Square in Nelson. Using the Early Contractor Involvement (ECI) approach, we enhance site facilities and parking access while optimising procurement for cost-effective execution.

Through ECI, Naylor Love collaborated closely with Foodstuffs SI to align construction with project goals, ensuring flexibility and minimising disruptions.

Location:

Nelson

Value:

\$18M+



Image: New World Stoke Rendering by McCOY Wixon Architects

PaknSave Rolleston

Foodstuffs South Island

Naylor Love is constructing the new PAK'nSAVE Rolleston for Foodstuffs South Island, set for completion in Q3 2025. This project will deliver a user-friendly retail facility in Rolleston.

Our approach focuses on early planning and strong subcontractor engagement to refine the construction process. Key strategies include managing complex resource consents and early procurement of essential components to keep the project on schedule and within budget. By integrating client feedback and swiftly adapting to logistical needs, we ensure high standards of quality and cost-efficiency, delivering a vital retail hub that aligns with Foodstuffs' goals and community expectations.

Location:

Rolleston

Value:

\$34M



Image: PaknSave Rolleston Rendering by McCOY Wixon Architects

Dress Smart Hornby Strengthening

Lendlease (Australia)

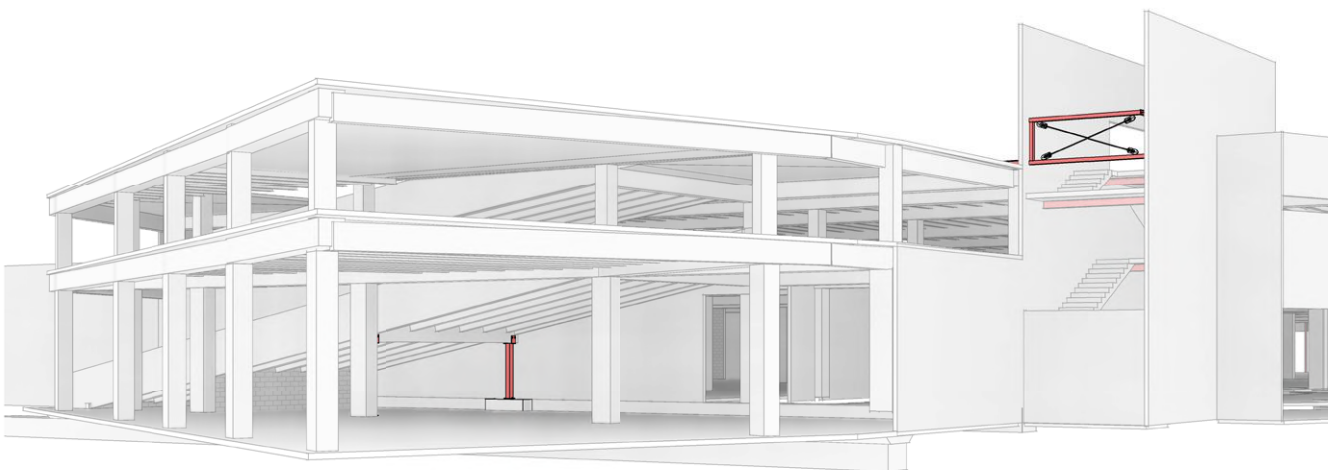
Naylor Love has been awarded the project for the structural strengthening and HVAC upgrade at Dress Smart Hornby, Christchurch. This comprehensive project involves the replacement and reinforcement of various structural components across multiple stages of the shopping centre, tailored to enhance both safety and functionality. The scope includes installing new roofing elements, reinforcing walls and floors, and upgrading HVAC units to modern standards. This initiative not only aims to extend the lifespan of the property but also significantly improves its resilience against seismic activities, ensuring a safer environment for shoppers and staff alike. Completion of this detailed work is scheduled while maintaining minimal disruption to the centre's daily operations.

Location:

Christchurch

Value:

\$8.6M



Nelson Hospital Emergency Department Extension

Health New Zealand, Te Whatu Ora

Naylor Love has been selected as the contractor for the Emergency Department Expansion at Nelson Hospital, a complex project set to be completed by the fourth quarter of 2025. This role includes managing the intricacies of construction within a live hospital environment, ensuring minimal disruption while expanding and upgrading the facilities. Our team will apply their expertise in staging, risk management, and collaborative planning to deliver this critical infrastructure enhancement successfully.

Location:

Nelson

Value:

\$6.8M

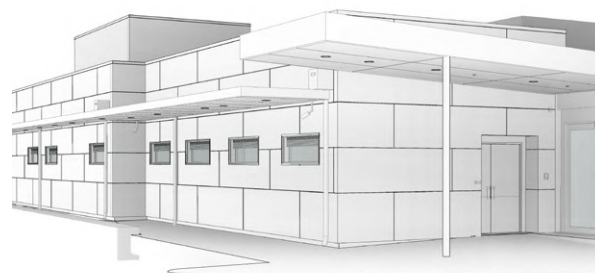


Image: Nelson Hospital ED Extension 3D View by Klein Architects

Woolworths Junction

Gibbons Holdings

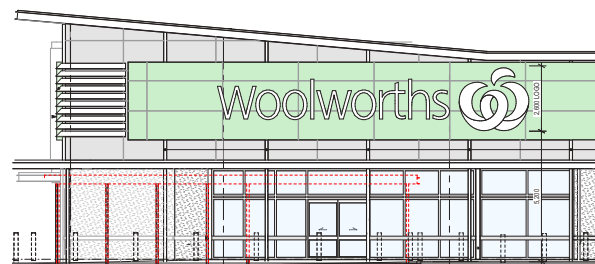
Gibbons Naylor is the appointed contractor for the new Woolworths supermarket at Nelson Junction, scheduled to open in late 2025. Situated across from Speight's Ale House, this project strengthens our portfolio as we develop a Green Star-certified building in collaboration with Woolworths, focusing on sustainable construction practices and meticulous pre-construction planning and budgeting.

Location

Nelson

Value:

\$16M



2
-
SOUTHWEST ELEVATION
1:100@A1, 1:200@A3

Image: Woolworths - Nelson Junction by Irving Smith Architects

MBIE ERA Office Fit-out

Ministry of Business,
Innovation & Employment

Naylor Love is overseeing the design and construction of the ERA office fit-out in Christchurch's Anthony Harper Tower, employing innovative methods to meet tight deadlines. The project uses accelerated strategies such as reusing approved MBIE design specs, obtaining consent exemptions, and pre-ordering materials to ensure timely completion. Effective coordination and supply chain management are critical to maintaining the project's strict schedule and quality standards.

Location
Christchurch
Value:
\$2.4M

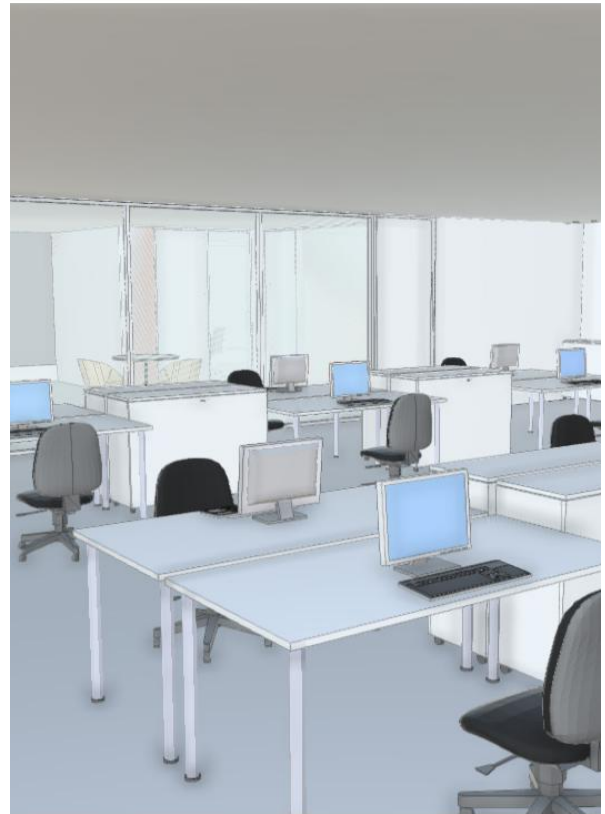


Image: MBIE ERA Office Fit-out 3D View by JTB Architects

bp Gigahub Christchurch

Christchurch International Airport
& bp

Naylor Love is proud to be engaged as the design and build contractor for the Christchurch Airport bp EV Gigahub, which will feature 12 fast charge points by the end of 2024, with provisions for an additional 30 charge points to be deployed in the coming years. We are working closely with bp to leverage design-phase efficiencies and streamline procurement, using pre-approved design elements to shorten timelines and sourcing trade pricing post-design to maximise cost-effectiveness. By maintaining the highest standards of quality and budget control, Naylor Love is committed to supporting bp in expanding EV charging infrastructure across New Zealand, contributing to the growth of sustainable transportation solutions nationwide.

Location
Christchurch
Value:
\$1.7M



Image: EV Gigahub Christchurch Airport Rendering by bp



Image: Coastal View Lodge by +MAP Architects

Coastal View Lodge

Qestral Corporation

Gibbons Naylor has been selected as the main contractor for the Coastal View Lodge in Nelson. The project includes a multi-use lodge, requiring meticulous pre-construction planning and staging. Gibbons Naylor's close collaboration with the client ensures efficient construction while addressing specific site and building consents separately for commercial and residential sections.

Location:

Nelson

Value:

\$9.2M



Image: Mid-City Office Fit-out 3D rendering by Warren and Mahoney

Mid City Centre Project

Nam Yee Family Trust
& Government Tenant

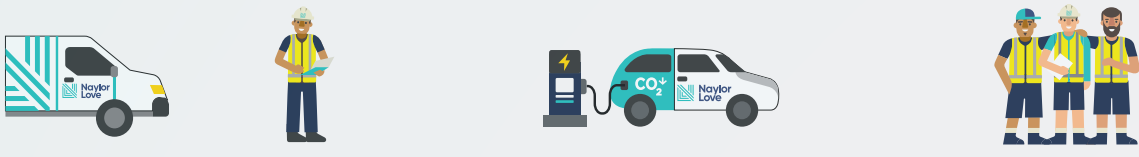
We are currently delivering the Mid City Centre development, collaborating closely with the developer and government tenant. This critical project involves structural strengthening, as well as base and complete fit-outs, requiring precise coordination with various contractors and two distinct clients. It also demands strict adherence to acoustic and seismic specifications. We are committed to delivering this project defect-free by the deadline, ensuring that every aspect meets the client's high standards for quality and functionality.

Location:

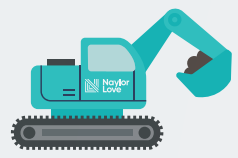
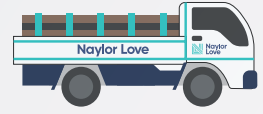
Christchurch

Value:

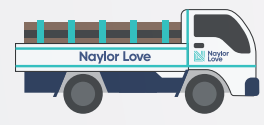
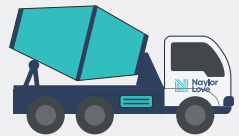
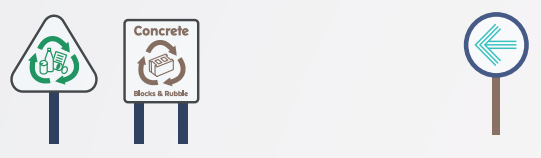
\$8M



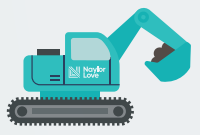
25%↓ by 2025
46% ↓ by 2030
Carbon Zero by 2050



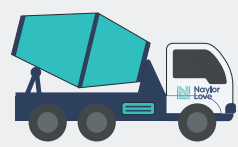
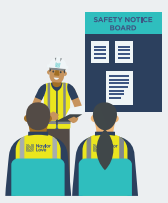
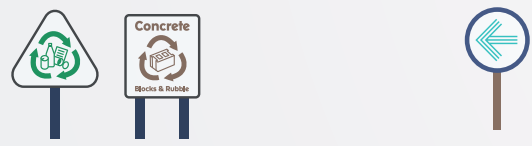
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People | Tangata
Creating | He Waihanga
Sustainable | Toitū
Future | Anamata



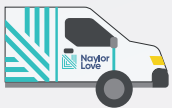
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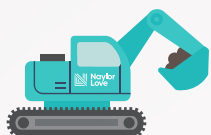


25%↓ by 2025
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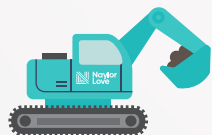
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25%↓ by 2025
 46% ↓ by 2030
 Carbon Zero by 2050

since 1910



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