

# T H E L I N E

ISSUE 10



Cook Brothers  
CONSTRUCTION

Cheers  
20 YEARS





Bond Street Apartments, Dunedin

# Kia ora,

It's been another amazing year for Cook Brothers, with standout projects and the continued growth of our National Team. This year wouldn't have been possible without the continued support and loyalty from our valued clients and the relationships we have built.

This year, Cook Brothers Construction proudly supported five incredible charities across New Zealand — The Otago Community Hospice, KidsCan, Community Link Cold Kids, the Starship Foundation, and the Southern Cancer Society of New Zealand. Throughout the year, our teams donated their time, energy, and enthusiasm, organising events and initiatives that together raised over **\$80,000** for these causes. A huge thank you to everyone in our Cook Brothers family and to our trade partners who got behind these efforts and helped make a lasting impact in the communities where we live and work.

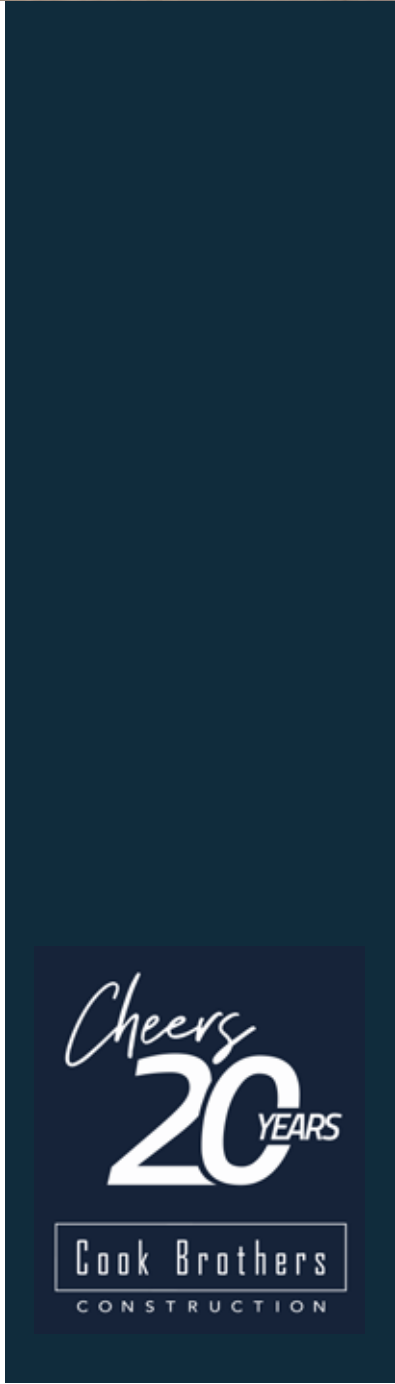
It's also been another award-winning year for Cook Brothers Construction, with fantastic representation at the Commercial Property Awards and Property Industry Awards. We were especially proud to celebrate two of our outstanding female team members, who were honoured with NAWIC and SiteSafe awards for their exceptional contributions to the construction industry.

Finally, as we enter into our 20th year in business, I feel grateful for every opportunity we have been given as a team. Looking back at that fresh-faced group of uni grads renovating the Cook Tavern, I feel really proud to have been a part of this journey. Throughout our time in business, we've seen apprentices grow into project managers, carpenters into regional managers, and our teams move from strength to strength. Always building, always learning, innovating and pushing the boundaries.

The next 20 years are set to be just as extraordinary. So thanks for being a part of it, and long may it continue.

*Dave Bulling*

**Dave Bulling**  
Managing Director



## 2025 AWARDS

### NZ COMMERCIAL PROJECT AWARDS

#### Tourism and Leisure Award

Ayrburn Arrowtown - Gold Award  
Ayrburn Arrowtown - Category Winner

#### \$10–\$25 Million Category

Ayrburn Arrowtown - Value Award

#### Civic Project Award

The Kind Foundation - Gold Award  
Salvation Army - Silver Award

#### Residential Project Award

Northlake Lot 1005 - Gold Award  
Ahika Housing Complex, He Waka Tapu - Silver Award

#### Commercial Project Award

The Regent Building - Silver Award  
Northlake Lot 1006 - Silver Award

#### Industrial Project Award

Terra Cat - Gold Award

### PROPERTY INDUSTRY AWARDS

#### Civic, Health, and Arts Property Award

Papa Hou, The Kind Foundation - Merit

#### Heritage and Adaptive Resuses Property Award

Ivey West and Memorial Hall - Excellence

### SITESAFE HEALTH, SAFETY & WELLBEING AWARDS

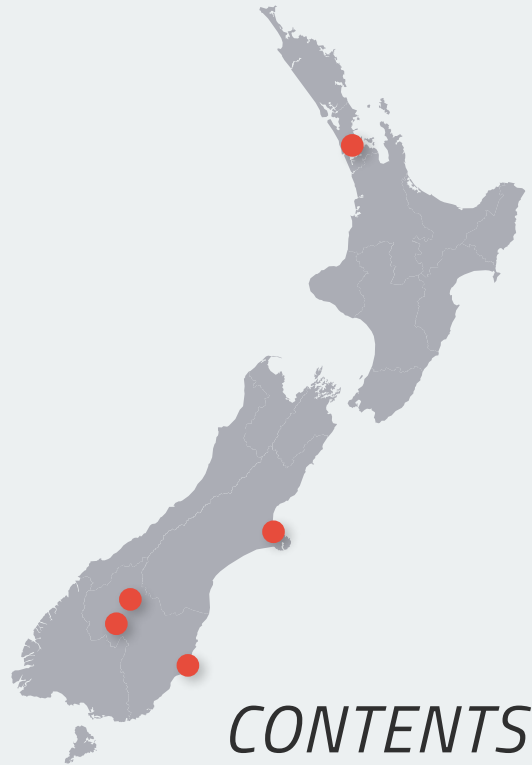
#### Future Safety Leader Award Winner

Fiona Brabant, HSSQ Coordinator Southern Lakes

### NAWIC AWARDS

#### Special Merit | Office Category

Lauren Wilson, Quantity Surveyor Auckland



## CONTENTS

**AUCKLAND**  
**AIR NEW ZEALAND SIMULATION EXTENSION** 64  
**AUCKLAND EMERGENCY SERVICES** 66  
**TARGET ROAD SCHOOL** 76

**CANTERBURY**  
**TURNERS CHRISTCHURCH** 24  
**CHOKEBORE LODGE** 30  
**NECTAR** 34  
**CHRISTCHURCH HOSPITAL, PARKSIDE** 40  
**DHL** 56  
**VERNON DRIVE** 74

**WANAKA & CENTRAL**  
**THE HOMESTEAD, MT CARDRONA STATION** 4  
**SIR EION EDGAR DRY SLOPE** 72  
**SIR TIM WALLACE DRIVE** 82

**SOUTHERN LAKES**  
**THE MILL** 10  
**SILKY OTTER CINEMAS** 18  
**ONSEN HOT POOLS** 26  
**PAVILION BAR AND KITCHENS** 36  
**ROKI COLLECTION** 42

**OTAGO**  
**DUNEDIN NORTH MEDICAL CENTRE** 20  
**ROCKGAS** 54  
**RATTRAY STREET** 60  
**CAPSC** 68

**UNDER CONSTRUCTION**  
**SIR TIM WALLACE DRIVE** 78  
**HAMILTONJET** 78  
**SUNTORY WAREHOUSE** 78  
**NURSE MAUDE** 79  
**ŌMŌKIHI SOUTH LIBRARY** 79  
**THE BATHHOUSE** 80  
**WAIPUNA RISE** 80  
**THE WOOLSHED** 81  
**QAC BACK OF HOUSE** 81  
**QAC SEISMIC** 81  
**POWERNET** 81



# THE HOMESTEAD

## *MT CARDRONA STATION, CARDRONA*

Our Wānaka and Central team were proud to return to Cardrona to deliver Stage One of The Homestead at Mt Cardrona Station. Designed by Leuschke Group Architects, The Homestead acts as the central hub of the architectural village precinct. Combining elegance and sophistication, its striking form sitting in harmony with the rugged Central Otago landscape.

As the landmark building at Mt Cardrona Station, The Homestead blends luxury with functionality. It serves as a gathering place for residents, offering exclusive club benefits and adventure facilities that encourage both social connection and active lifestyles. Stage One includes a members-only club room, state-of-the-art gym and workout spaces, hot pools, saunas, and dedicated remote working facilities with six desks and a boardroom.

Residents and guests can unwind in the outdoor hot pools and sauna, taking in breathtaking views across the alpine tarn and down the Cardrona Valley towards Wānaka. They can also stay active in the 90 sqm gym and remain connected through flexible co-working and boardroom facilities.

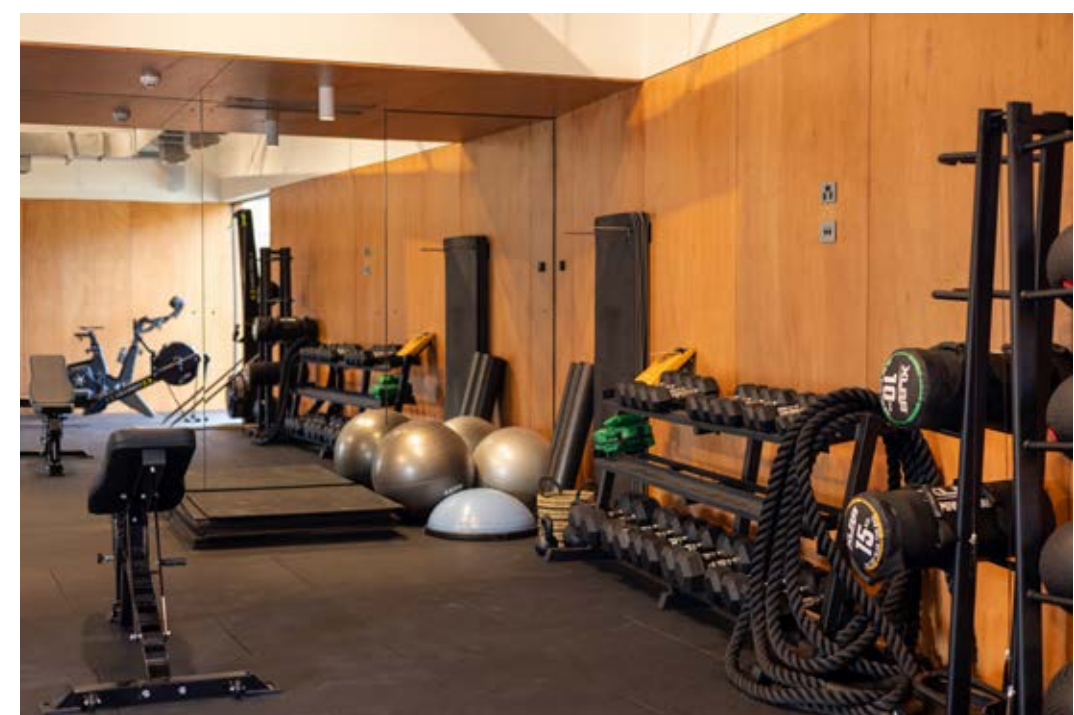
Architectural finishes include acid-washed corrugate, cedar, and polished concrete, materials chosen to reflect and complement the alpine setting. Set on the hills of Cardrona, The Homestead offers an exceptional mix of recreation, relaxation, and community spaces, making it a true centrepiece of the development.











Architect: Leuschke Group Architects  
 Key Trade Partners: Allied Concrete, ACL Communications, B&B interiors, Caldwell & Levesque, DBC Building Services, Ellisons Aluminium, Extreme Roofing, Fire Protection Compliance, Flatline Concrete, H2Off Waterproofing, Lakeside Stainless, LBRP Consulting, Masonry Worx, MR Decorating, Nauhria Reinforcing, Optum Plumbing, PlaceMakers Wanaka, Powell Fenwick Consultants, Redback Tiling, Southern Steel Windows, Steadfast Joinery, Stone Heritage Ltd, Sullivan Hall, Survey Worx, Tahuna Stone, Teltrac Communications, The Lock Installers, VIP Steel.





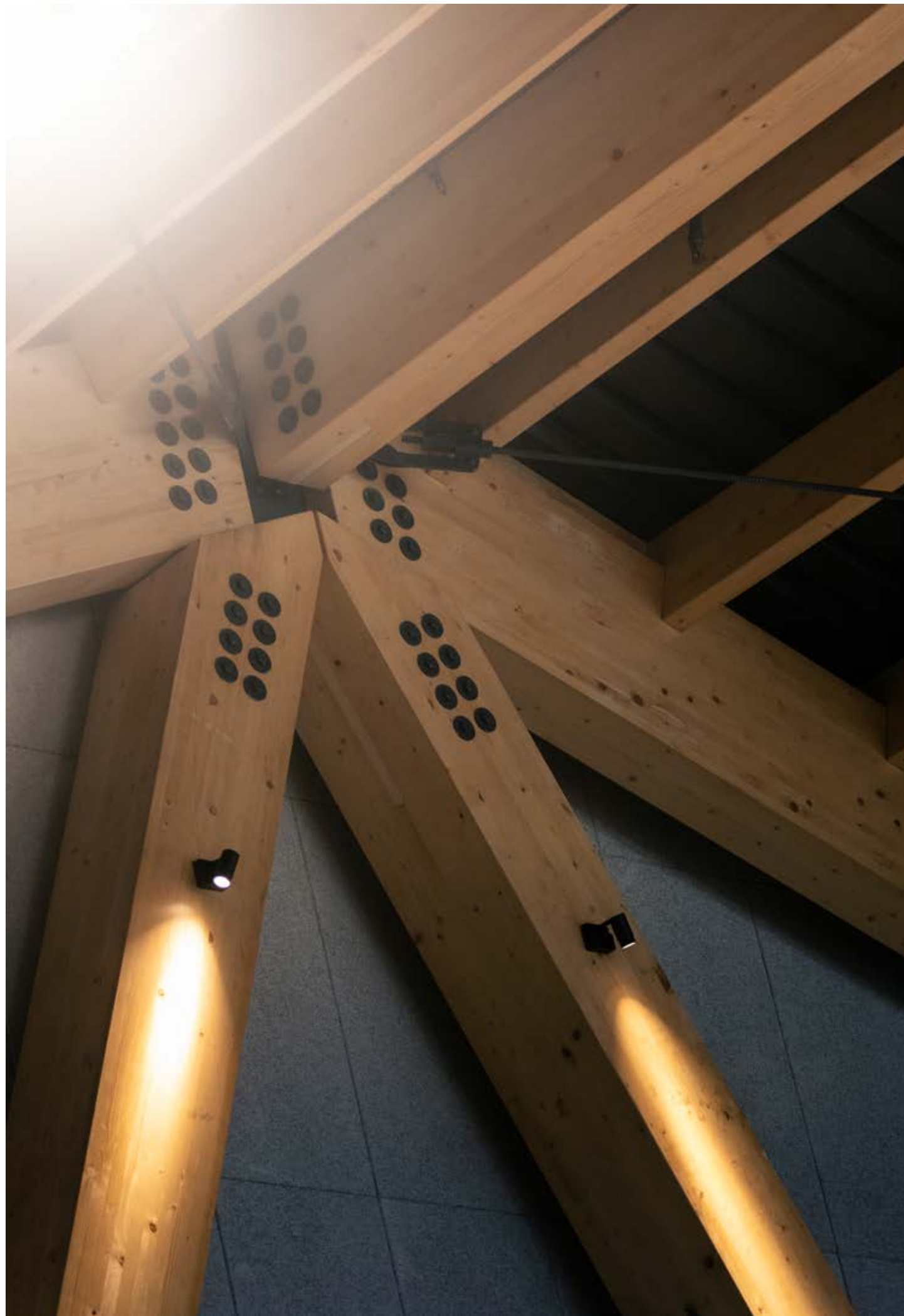
# THE MILL

## QUEENSTOWN

Mass timber isn't just a construction method—it's a mindset. It's passionate people, smarter planning, and a willingness to re-imagine how we build. This project has changed the way we think about construction. It's been a huge learning curve, but one we're incredibly proud of.

*- Josh Gibbons, Regional Manager Southern Lakes*



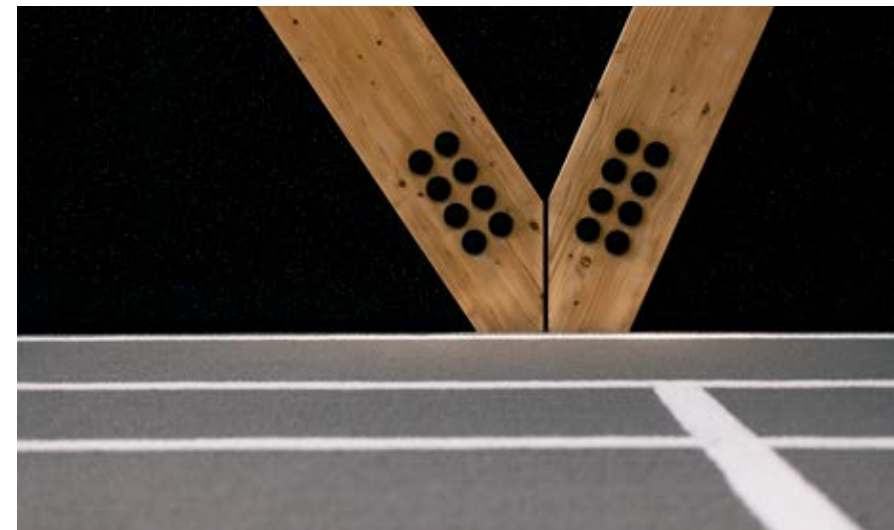


The Mill is Queenstown's newest sports performance, health, and recovery centre. Spanning 2500sqm, the facility offers both the community and visitors a world-class space for sports training and recovery.

Designed by Warren & Mahoney and delivered by Cook Brothers Construction, this purpose-built health and performance facility combines advanced technology, precision craftsmanship, and sustainable design in one extraordinary mass-timber structure.

Constructed from 452 glulam components fabricated by Wiehag in Austria, the entire superstructure was digitally modelled in BIM to millimetre accuracy. Every connection, bolt hole, and fixing point was resolved before production, enabling the model to feed directly into CNC machinery for precision cutting.

The use of mass timber achieves a dynamic floor plan and flexible spaces, ensuring that the Sports Performance Hub not only meets its functional requirements, but also serves as a model for sustainable and health-conscious architecture.







Featuring a 1200sqm gym, spin bike studio, high-intensity studio, 25m turf track, plunge pools & saunas, recovery rooms, and more. The Mill combines global sports practices in a bespoke space for athletes and fitness enthusiasts. With expert staff on site including physiotherapists, podiatrists, nutritionists, and performance coaches, it's set to become a hub for elite athletes and fitness enthusiasts alike.

Beyond the technical performance, The Mill tells a deeper story – one of shared ambition, and forward-thinking design. The mass timber was procured from Austrian supplier WIEHAG Timber Construction. While local sourcing was explored, Wiehag in Austria offered a faster, more cost-effective solution without compromising quality. Choosing to go offshore required a strong foundation of trust—something built early between Wiehag and Cook Brothers Construction through open communication, digital collaboration, and a shared pursuit of excellence.

More than a building, The Mill is a showcase for how digital design, craftsmanship, and sustainability can come together to shape the future of construction in Aotearoa.





We are proud of the result—a highly functional and future-ready building that exemplifies clarity in design and richness in detail. The restrained use of materials, particularly the natural expression of timber, reinforces a sense of warmth and wellbeing throughout. From macro-scale planning to finely crafted junctions, The Mill reflects our commitment to sustainability, collaboration, and architectural integrity.

- Jesse Allely, Associate, Warren and Mahoney



Architect: Warren & Mahoney

Key Trade Partners: Aye Build, Wiehag, Firth Concrete, VIP Steel, Extreme Roofing, Aotea Electric, Aquaheat Mechanical, Flints Plumbing, NGC, PLAE Flooring, JFS, MR Decorating, Flooring Xtra, Rabette Brick, Performance Interiors, Window Treatments, Sign It, Steadfast Joinery, Monkey Toe, Paul Smith Earthmoving, McMillian Drilling, Ara Hardware





# SILKY OTTER CINEMAS

## QUEENSTOWN

2025 saw our Southern Lakes team deliver the fit-out for the state-of-the-art cinema complex for Silky Otter. The eight-cinema complex, located on the ground level entrance of the Queenstown Research and Innovation Centre building. Leading to the cinemas through a subterranean level, movie lovers are treated to a luxury cinema experience.

The team completed the front and back of house fit out, eight cinema suites complete with 48 recliner seats featuring individual trays for in-house food and beverage services. Equipped with laser projection and surround sound, Silky Otter delivers an exceptional fully immersive high-end entertainment experience.



# DUNEDIN NORTH MEDICAL CENTRE

## *DUNEDIN*

Our Otago team successfully delivered the new Dunedin North Medical Centre, a two-level facility featuring pharmacy, undercover parking on the ground floor, modern consulting rooms and doctors' offices. The project increased consulting capacity from seven to twelve rooms, supporting improved patient flow and specialist care.

Constructed using precast concrete, structural steel, and timber framing with a mix of brick veneer and Alucobond cladding, the build reflects both function and architectural flair. Initially contracted for the base build, we were also engaged to complete the full fit-outs for the medical centre and Antidote pharmacy.

Tight site constraints, including two motels and a petrol station on three sides, made noise management critical from day one—strong relationships with surrounding businesses proved invaluable. Ground conditions added further complexity, with contaminated soil requiring removal, soft ground with a natural spring necessitating dewatering, and deep foundations to be formed.

During excavation, an old cobblestone path was uncovered, prompting a two-month archaeological investigation. Despite these challenges, the project was a success with strong collaboration between all parties.

**Architect:** Cadzow Design. **Key Trade Partners:** Tansley Electrical, Foleys, Hugh Madden, ICON Interior Construction, Extreme Roofing, Wrens, Siteweld, Mainland Interiors, South Pacific Fire Protection, Morlite, Hall Brothers Transport.











# TURNERS CHRISTCHURCH CANTERBURY

Cook Brothers Construction proudly delivered a new purpose-built facility for Turners Cars, designed to support their growing operations. The development includes four offices, a reception area, lunch room, toilets, and a dedicated vehicle processing warehouse, creating a functional and efficient workspace for staff.

The site, previously a restaurant and vineyard, had been cleared and prepared by a civil contractor before our team took control of the building package. Close coordination between the two contracts was essential and ensured smooth progress.

The building features precast concrete panels, structural steel, and timber framing with metal cladding. By installing the roof early, our team was able to keep the framing dry and accelerate internal works. Despite initial delays, innovative programming, additional resources, and strong collaboration across trades allowed completion six weeks ahead of schedule. The result is a modern, practical facility that will serve Turners well into the future.

Architect: DesignGroup Architects  
Key Trade Partners: Livefirm, John Jones Steel, Brad Cooke, FAS,  
Canterbury Aluminium, ATL, Carters, G K Fyfe, JB Joinery.



# ONSEN HOT POOLS

## QUEENSTOWN

Our Queenstown team has proudly delivered the extension of the renowned Onsen Hot Pools. Having previously completed extension works at the facility in 2019, the team brought a deep understanding of the site's unique challenges.

Perched above the Shotover River, the steep bank required meticulous planning and collaboration with experienced Trade Partners to ensure a safe and efficient build methodology. Ground anchors, weather planning, and careful sequencing of excavation allowed us to navigate the complexities of the location with precision.

The new 521sqm, two-level extension enhances the Onsen experience with four new enclosed hot pools, including Tri-Bathe steam, hot pool and cold plunge, two luxurious massage rooms, upper and lower changing areas, and a welcoming Relaxation Lounge.

Additional facilities include staff amenities, back-of-house catering and storage, a plant room, extended mechanical plinth, and upgraded laundry and meeting spaces. The result is a seamless blend of luxury and practicality, with guests already enjoying the restorative power of this iconic destination.







Architect: Wyatt and Gray Architects  
Key Trade Partners: Aquaheat, KCL Build,  
Formatt Bespoke Joinery Co, Redback Tiling,  
Roofing Hub.







Architect: Healey Heritage  
Key Trade Partners: Superior Painting, 4Front, High Fly Roofing

# CHOKEBORE LODGE

CANTERBURY

Cook Brothers Construction were engaged to complete a complex renovation of the historic Chokebore Lodge, originally built in 1856. The brief required preserving the building's unique character while strengthening its structure to ensure functionality and safety for future

use. The scope of work included replacing approximately 50 percent of the existing cobwork, reinforcing original walls, and re-plastering key areas to restore the building's historic appearance.





Structural reinforcement was a key focus, with Helix Flex Ties used to securely bind the original cob structure to a newly integrated timber framework. This provided a seamless connection between old and new materials, ensuring stability while retaining aesthetic coherence. The floor was completely replaced to meet modern standards without compromising historical integrity, and the roof was rebuilt to improve durability, energy efficiency, and weatherproofing while respecting the original design. Traditional materials were carefully used for re-plastering both internally and externally, achieving the required durability while maintaining heritage character.

One of the greatest challenges was sourcing and managing the supply of clay and straw for the cobwork. The programme required careful timing to allow the cob to cure and dry properly before plastering could occur, significantly extending the project timeline. Despite this, the team maintained momentum through close planning and open communication with the client, ensuring quality was not compromised.

The result is a structurally sound and authentically restored Chokebore Lodge that honours its historic origins while being equipped for continued use into the future.



# NECTAR

## CANTERBURY

Cook Brothers Construction successfully delivered the Nectar 1 and Nectar 2 developments, providing modern commercial facilities with a focus on durability, functionality, and architectural design. Nectar 1 offers 867m<sup>2</sup> of space on each floor, with the ground floor dedicated to retail and the first floor to office use. Constructed with a robust steel framework, glass façades at the front, and concrete panels to the rear, the building is supported by a strong foundation, quality flooring, and a durable roofing system to ensure long-term performance.

Nectar 2 provides 598m<sup>2</sup> per floor, accommodating two retail spaces on the ground floor and office spaces above. Its design features 10-metre-high concrete panels and large aluminium windows that maximise natural light within the interior. The building's structural systems and finishes were selected to balance visual impact with practicality, providing both strength and comfort.

A significant challenge on the Nectar 2 project was managing contaminated ground conditions during the basement excavation. The project team implemented an efficient methodology of excavating and stockpiling the affected material, then reusing it as a deep sub-base. This approach, combined with the introduction of imported fill and a gravel raft to cap the contamination, ensured compliance while delivering cost savings for the client.

To meet commercial requirements, the ground floor of Nectar 2 was completed and handed over six weeks ahead of programme, allowing tenants to begin trading prior to Christmas. This early handover was achieved defect-free, demonstrating the team's commitment to quality delivery and client satisfaction.

**Architect:** Wilson and Hill. **Key Trade Partners:** AMT Mechanical, Aquapro, Oceania, Taggart, Eleterical4U, Francis Ward, VIP Structural Steel and NGC Nebulite.



“Cook Brothers has a collaborative approach and are very open minded and adaptable to challenges and changes that may arise. Their daily updates ensure all parties are fully informed and kept up to date, they have a “no-surprise” approach. We have always found Cook Brothers staff friendly, efficient and always put the Developer’s / Client’s interests first.”

- Albert Smit, Carter Group





# PAVILION BAR AND KITCHENS *QUEENSTOWN*

Recently completed in Queenstown, the 890 m<sup>2</sup> Pavilion Bar and Kitchens is an architectural food hall designed to accommodate a diverse range of tenants. More than just a dining destination, Pavilion has been envisioned as a vibrant community hub where atmosphere and design converge. Its acid-washed external cladding creates a striking first impression, while inside, guests are welcomed by polished concrete floors, exposed timber beams, and a warm, modern rustic aesthetic.

The venue's character is defined by standout features including two dramatic suspended gas fireplaces and a Timaru bluestone rock centrepiece, grounding the space in Central Otago's rugged landscape. Expansive windows flood the interior with natural light, and the seamless flow between indoor and outdoor spaces enhances the lively dining atmosphere. Natural materials—stone, timber, and

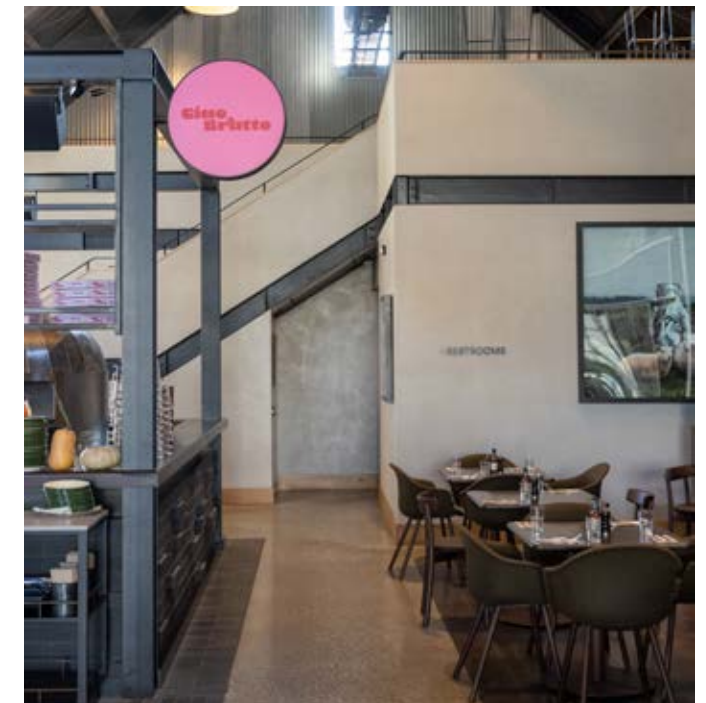
steel—are layered with contemporary finishes, giving the space both durability and charm.

Delivering Pavilion posed a number of challenges. Its proximity to Queenstown Airport and a busy public street demanded meticulous planning for crane lifts and strict adherence to safety protocols. Close coordination between the architect, mechanical engineer, and trade partners ensured each tenant's fit-out integrated smoothly while maintaining uncompromising quality.

The result has been met with enthusiastic feedback from both the client and the public—a destination that elevates Queenstown's dining scene.



Architect: Ignite Architects. Interior Design: Izzard Design. Key Trade Partners: VIP Steel, Extreme Roofing, Red Back Tiling, SPFS, Aotea Electrical, Advantage Plumbing, Gartshore & MR Decorating.

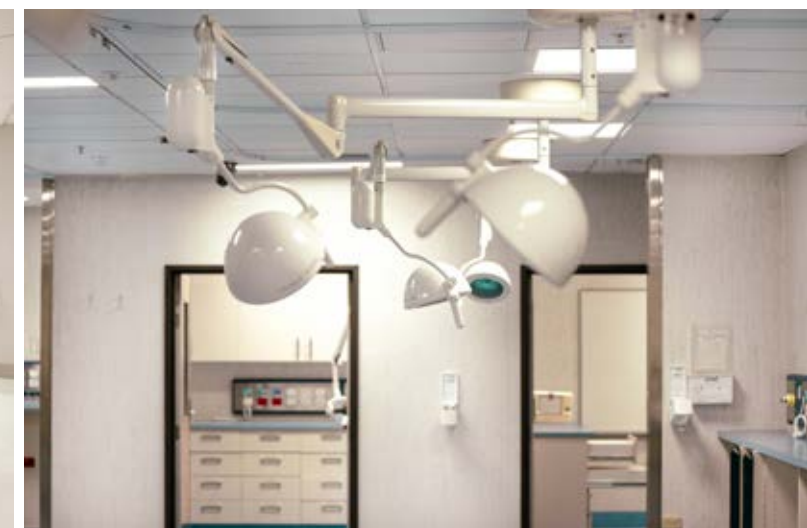
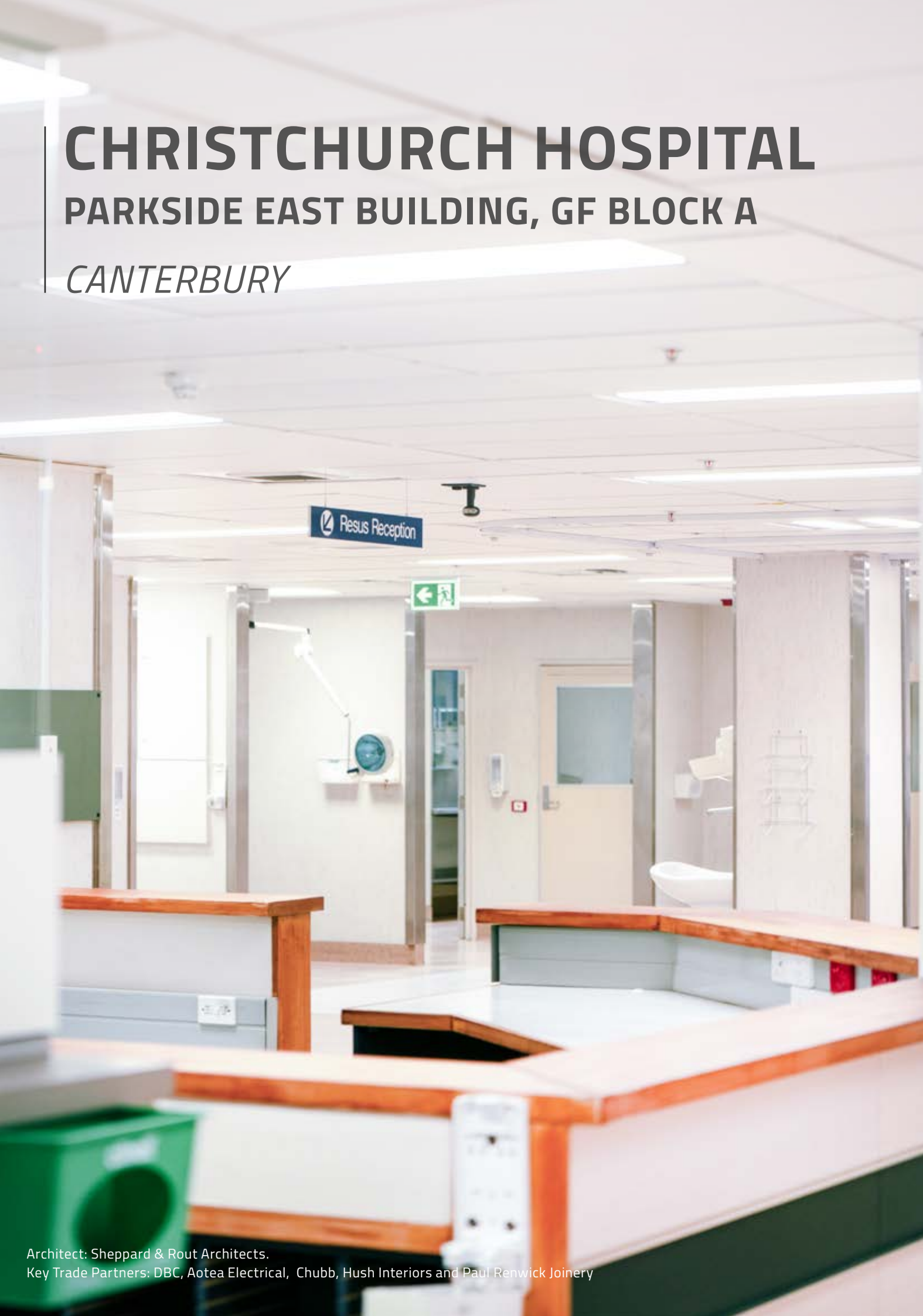




# CHRISTCHURCH HOSPITAL

## PARKSIDE EAST BUILDING, GF BLOCK A

### CANTERBURY



The Parkside Ground Floor refurbishment involved a full-scale upgrade, including soft strip and demolition, installation of plumbing, electrical, mechanical, fire, nurse call, and communications services, as well as builders' work, joinery installation, decoration, and floor coverings, including vinyl. Additional Endoscopy works were completed on Level 1, enhancing the facility's capabilities.

This project required careful management of existing services, many of which had been in place for decades and had no detailed as-built documentation. The team successfully identified, removed, and recommissioned these services alongside new installations, ensuring all systems operated seamlessly. Weekly design meetings with consultants and trade partners allowed the team to fully understand the client's requirements and deliver practical, timely solutions throughout the project.

Despite a significant volume of variations and additional work, the project was delivered to a high standard, achieving 61% sustainability. All CPU and deliverables were completed on schedule, and team morale remained strong. A solid partnership with the client was maintained throughout the project, with meaningful engagement beyond the construction works. A standout moment for the team was contributing to the family dinner programme, where they assisted with meal preparation.

The Parkside Ground Floor refurbishment demonstrates the team's ability to deliver complex, high-quality projects in live environments while maintaining strong client relationships, achieving sustainability targets, and delivering all outcomes efficiently and effectively.





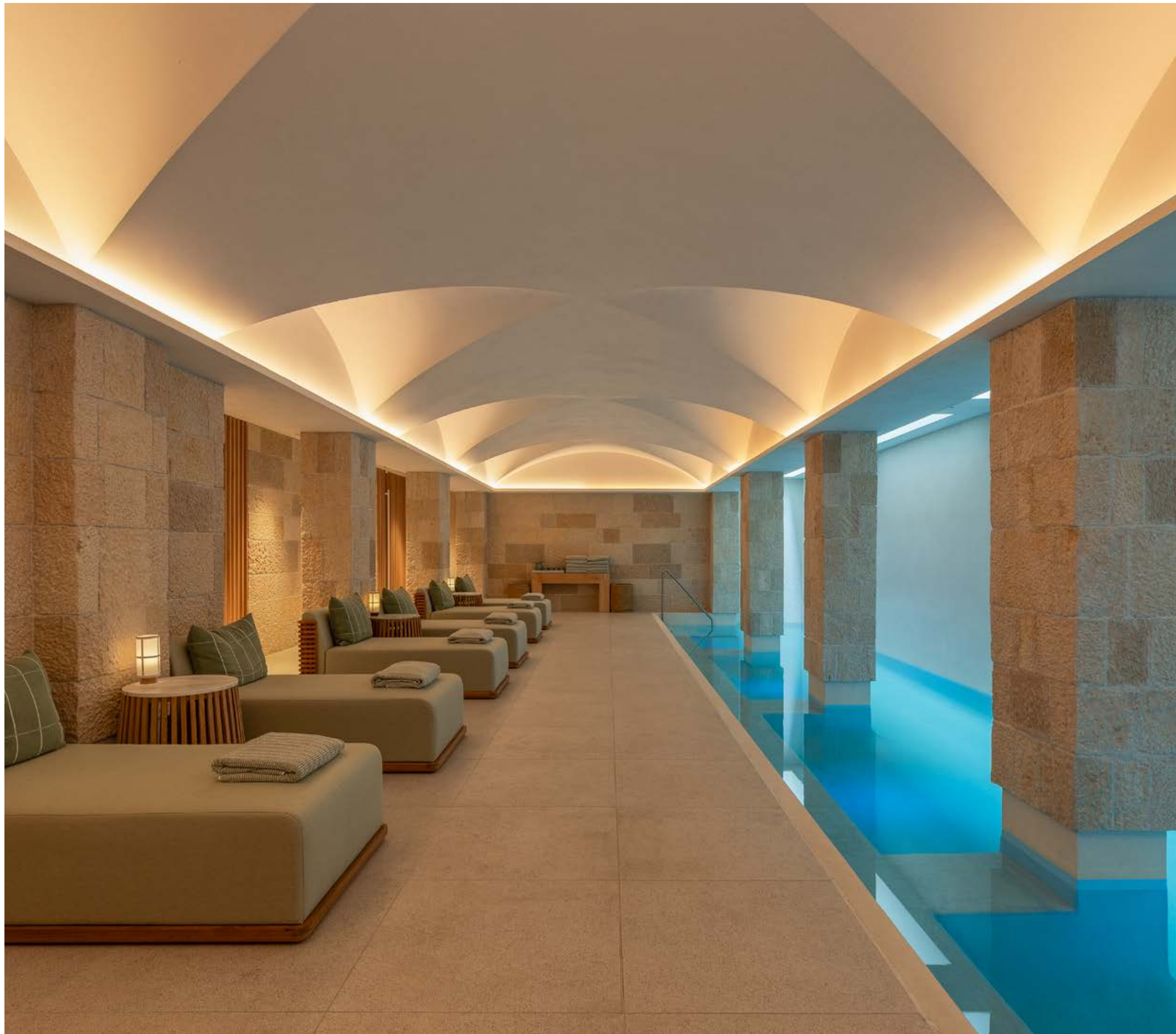
# ROKI COLLECTION

## QUEENSTOWN

ROKI Collection Queenstown is more than a building; it is a statement of what New Zealand construction, architecture, and hospitality can achieve together. From the engineering feats beneath the ground to the luxury interiors awaiting guests above it, every detail reflects an uncompromising commitment to excellence.







Perched on Queenstown's Lakes Esplanade, with uninterrupted views across Lake Wakatipu to The Remarkables, ROKI Collection Queenstown is redefining boutique luxury. This exclusive 15-suite development blends world-class architecture with meticulous interior design, establishing itself as a landmark destination for Aotearoa.

Designed by Sumich Chaplin Architects with interiors by acclaimed designer Virginia Fisher, the 3,800 m<sup>2</sup> hotel is a study in sophistication. Every element—from expansive glazing to hand-finished interior details—has been carefully considered to balance alpine ruggedness with refined comfort. Suites and communal spaces are crafted to frame the landscape, inviting light and lake views deep into the building.

Virginia Fisher's interior vision pairs natural textures and timeless finishes with the warmth of fireplaces, deep stone bathtubs, and bespoke furniture. The result is an atmosphere that is both understated and indulgent, where guests feel immersed in Queenstown's unique environment.













For our construction team, ROKI Collection Queenstown has been a project that demanded both technical expertise and innovation.

Over 7,600 m<sup>3</sup> of material—the equivalent of 230 shipping containers—was carefully removed from the site. To stabilise the build platform, 141 retaining piles were installed, extending a combined 1.35 km in length. Hard rock and strict consent conditions for rock-breaking activity required planning to the minute, ensuring compliance while keeping works progressing. With a tight footprint, no on-site parking, and limited laydown space, precise coordination and just-in-time deliveries became critical to maintaining programme momentum.

Parallel to the structural challenges, the development's boutique positioning demands faultless quality. High-end interior finishes leave no margin for error, requiring both craftsmanship and rigorous quality control at every stage.

Despite these complexities, our team has continued to deliver, supported by specialist partners and strong collaboration across trades.

ROKI Collection Queenstown is poised to become the defining point of Queenstown's hospitality landscape—a place where international visitors and locals alike will experience tranquil luxury framed by some of the most remarkable scenery in the world.

**Key Trade Partners:** Moore Construction, Cancast, VIP, Reofab, Balcrom, NJ Blocklaying, Brazier Scaffolding, E13, Dunedin Roofing Systems, Insol, Extreme Waterproofing, Lakeside Stainless, TK Stone, Architectural Envelopes, Alta Safety, Alpha Interiors, Stylish Tiles, Flooring Design, Finesse Painting, Seddons, Pilkington Interiors, NZ Frameless, MR Decorating, Aotea, Hanlons, South Pacific Fire Protection, First Construction, JB Finishing Carpentry, Feature Joinery, Arcitech Engineering, Eurotech, Otis, Pounamu Pool Plaster, Absolute Energy, Handle Solutions, B&B Interiors, Sauna People, Moddex Balustrades, Just Dig It, TTOT, Michelle Daniel Plantings, Freeco, Ward Plastering, and Insitu GRC.







# ROCKGAS

## OTAGO

A new Rockgas LPG Depot now stands in Mosgiel — a \$1.95 million development delivered on a tight programme and a serviced greenfield site. The facility comprises three purpose-built structures: a site office, an LPG cylinder filling floor, and a “tank in a box” (TIAB) — an above-ground precast bunker housing two 20-tonne gas tanks. Together, these elements support Rockgas’s LPG filling and distribution operations across the region.

Early civil works and ground stabilisation were completed by the property owner before construction commenced, enabling an efficient start on site. Seamless coordination was crucial, with Cook Brothers Otago integrating their works alongside specialist design-and-build contractors responsible for LPG mechanical installations and compressor shed systems. The project provides Rockgas with a modern, fit-for-purpose facility that enhances safety, efficiency, and operational capability.



Key Trade Partners: McIntosh Group, Site Weld, Allied Concrete Dunedin, DBC Building Services, Dunedin Roofing Systems, Geeves Scaffolding, Otago Brick and Block, McEwan Haulage, Aotea Electrical.





## DHL CANTERBURY

The Cook Brothers Construction team is proud to have delivered a new 8,000 m<sup>2</sup> warehouse at Christchurch International Airport's Syd Bradley Expansion Area in Dakota Park. DHL Express now occupy 7,000 m<sup>2</sup> of this space including a and 500 m<sup>2</sup> office facility. This air-side adjacent development marks a major milestone for DHL, strengthening their freight operations after more than 30 years as a valued tenant of CIAL.

The facility combines smart design with robust construction. Built on a post-tensioned concrete slab, the warehouse features a central spine truss system that reduces steel requirements while providing long-term operational flexibility. The structure incorporates precast concrete panels, structural steel, Coloursteel cladding, with Nuwall cladding and a Kingspan roof to the office.

A modern office fronts the development, with seamless internal access to the warehouse, complemented by civil works including a large staff car park, and visitor parking. A concrete hardstand wraps around the warehouse providing flexibility for efficient freight movements.

Inside, the warehouse houses a bespoke automated sorting system designed to process high volumes of parcels and mail with speed and precision.

Due to the site's proximity to a live runway, strict safety protocols including Foreign Object Debris (FOD) controls and dust management were carefully maintained throughout construction.

Delivered on time and to the highest standard, this facility provides DHL Express with a consolidated base to support both current demand and future growth, while reflecting our commitment to quality, collaboration, and building spaces that empower our clients to thrive.







Architect - Jonathan Walker Architects. Key Trade Partners: Engenium, Lanyon & Le Compte, VIP Steel, Schick, Graham Hill, Mainland, BCP, AquaPro, ATM Contracting.



# RATTRAY STREET

## OTAGO

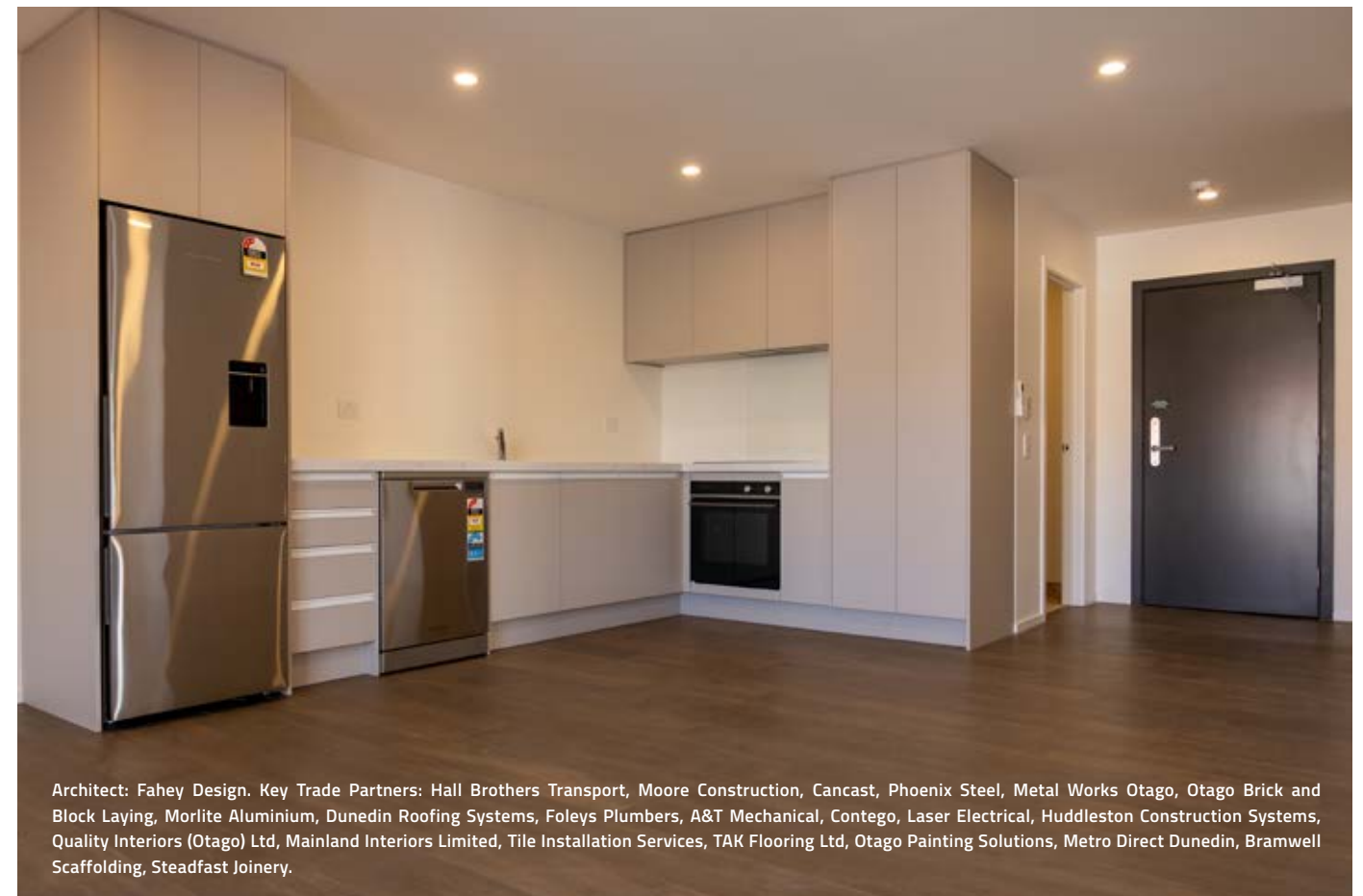
Rattray Street is now home to a striking new four-storey mixed-use building for Anchorage Properties, designed by Fahey Design. The \$4 million development delivers 641 m<sup>2</sup> of premium space, featuring a ground-floor commercial tenancy, first-floor offices with a full client fit-out, two two-bedroom apartments on level three, and a high-end three-bedroom penthouse crowning the top floor.

The project faced a series of complex challenges, including geotechnical constraints, a restricted footprint covering 90% of the site, and limited access from a busy three-lane road. Archaeological sensitivities also required precise excavation and backfilling methods. Despite these factors, the team upheld programme and budget, completing the build to an exceptional standard.

Adding value beyond construction, a team member with a design background contributed interior design inspiration to help refine the client's finish selections. This collaborative and solutions-focused approach elevated the outcome, resulting in a building that not only enhances the Rattray Street streetscape but also exemplifies the quality and adaptability of Cook Brothers Construction.







Architect: Fahey Design. Key Trade Partners: Hall Brothers Transport, Moore Construction, Cancast, Phoenix Steel, Metal Works Otago, Otago Brick and Block Laying, Morlite Aluminium, Dunedin Roofing Systems, Foleys Plumbers, A&T Mechanical, Contego, Laser Electrical, Huddleston Construction Systems, Quality Interiors (Otago) Ltd, Mainland Interiors Limited, Tile Installation Services, TAK Flooring Ltd, Otago Painting Solutions, Metro Direct Dunedin, Bramwell Scaffolding, Steadfast Joinery.





# SIMULATOR EXTENSION

## ECI, BAY 8

### AUCKLAND

Cook Brothers Construction has successfully delivered and extension to simulator bay 8 at Air New Zealand's Flight Simulation Centre, a 24/7 training facility for pilots worldwide.

The project included a new simulator bay with adjoining plant and storage rooms, classrooms, a procedure trainer room, and amenities across two levels. A removable wall was incorporated to enable the installation of the flight simulator post-construction, seamlessly tying the extension into the existing facility.

Maintaining operations throughout construction was critical, as airborne particles, vibration, or dust could have disrupted the highly sensitive simulators and caused costly downtime. Careful planning and strict controls ensured the project was completed without incident.

Engaged early to provide ECI services, Cook Brothers was able to help reduce overall project costs while fostering strong relationships with stakeholders through clear communication and expectation management. Continuous defecting throughout the build ensured a smooth handover.



Architect: Eclipse Architecture  
Key Trade Partners: Vpro Construction, Global Fire, Pukeko Cladding, IPS.





# AUCKLAND EMERGENCY SERVICES

## AUCKLAND INTERNATIONAL AIRPORT



Originally built in 1965, the Auckland Airport Emergency Services (AES) Station has undergone a significant design and build refurbishment, led by our Auckland Team. Delivered airside within a fully operational live airport environment, the project brought the station up to modern compliance standards while ensuring operations remained uninterrupted 24/7.

A key upgrade was raising the engine bay roof to accommodate the latest generation of larger fire trucks. Every stage of the project was carefully planned to ensure AES operations continued without interruption, with daily toolbox meetings between our team and AES helping to minimise disruption and keep activities aligned.

Managing construction noise posed one of the most unique challenges, as emergency calls are broadcast through external speakers across the station. To mitigate impacts, our team adapted work methods, installed noise-dampening blankets and monitoring devices, assigned spotters to pause noisy activities during callouts, and introduced a visual beacon system to alert duty chiefs.

Despite the complexity of working around automated response systems that remained active throughout, the project was delivered seamlessly. The refurbishment ensures the AES Station is future-fit while safeguarding its vital life-saving services.

**Architect: JWA, Key Trade Partners: JK Homes, Global Fire, Focus Electrical, Plumbuilt, Argus Fire, Leader Scaffold**







Architect: Baker Garden Architects  
 Key Trade Partners: QC Contracting, Kaitiaki Fire Protection, Aotea Electrical, DBC Building Services, Wrens, Abbot Steel, Seddons, Quality Interiors, Leith Joinery, Contego, ICON Interior Construction.



# CApSc (CONSUMER AND APPLIED SCIENCES) UNIVERSITY OF OTAGO

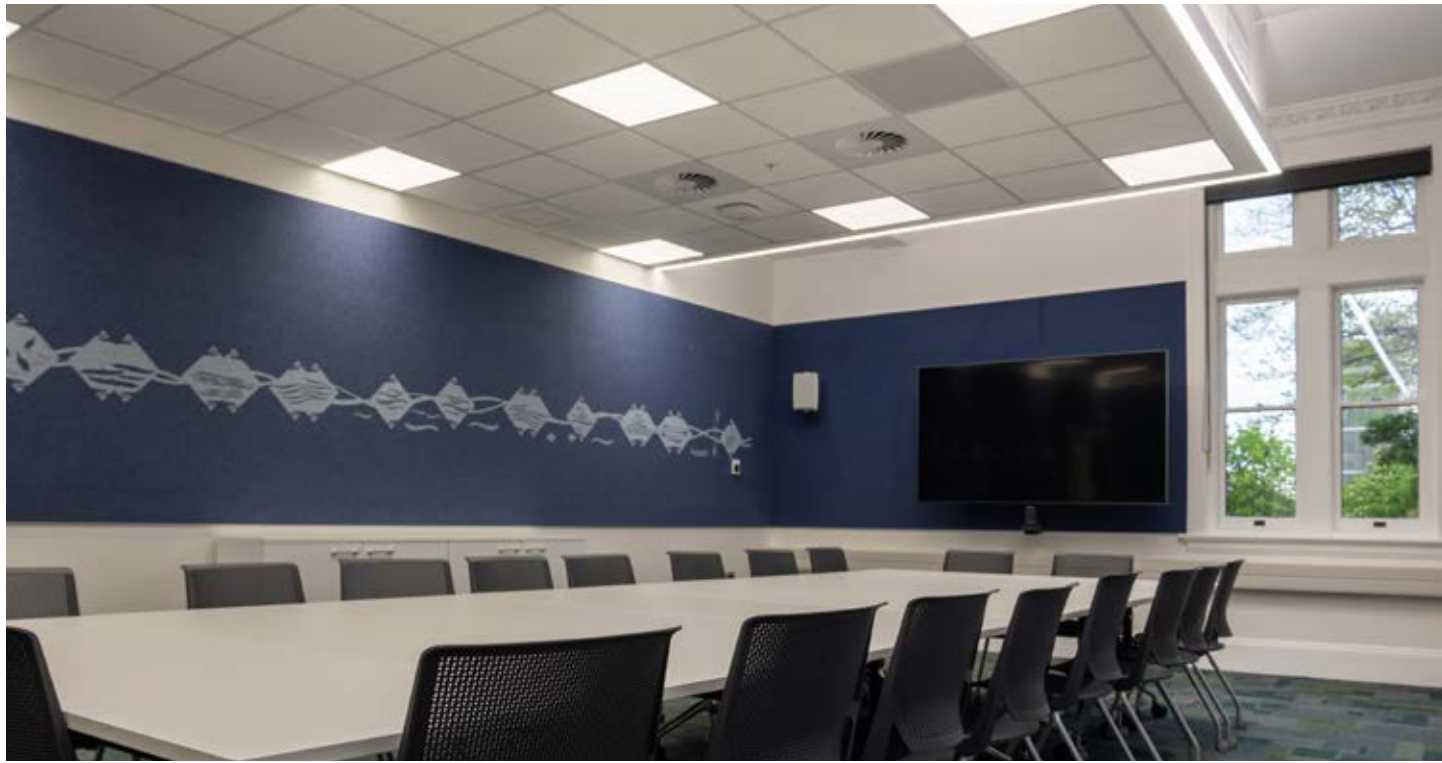
The University of Otago's Consumer and Applied Science (CApSc) building has been transformed into a modern workspace through a detailed heritage fit-out led by Cook Brothers Construction in collaboration with Baker + Garden Architects. Spanning 1,453 m<sup>2</sup> (including 45 m<sup>2</sup> basement) across three floors, the project reimagined a previously strengthened heritage structure, incorporating basement works and new plant platforms to bring the building into its next chapter.

Inside, the works included joinery, doors and windows, reinstated stair finishes, new floor coverings, and both fire-rated and feature ceilings. Comprehensive mechanical, hydraulic, and electrical systems were woven throughout to ensure modern performance without compromising historic character.

Evolving design requirements, staged construction, and revisions late in the project to meet changing spatial needs added complexity. Through adaptive planning and collaboration, the team navigated these challenges, delivering on time with only minor extensions.

The result is a beautifully restored and modernised facility that reuses heritage panelling and seamlessly balances the University's legacy with its forward-looking needs.







# SIR EION EDGAR DRY SLOPE

*SNOW SPORTS NZ  
CARDRONA VALLEY*

Cook Brothers Construction has proudly partnered with Snow Sports New Zealand to deliver a world-class Dry Slope training facility in the Cardrona Valley - once completed it will be the first of its kind. Backed by a \$2.3 million investment, the circa 400m<sup>2</sup> project provides the national High Performance Freeski and Snowboard Team with a dedicated space to train year-round.

Built on a steep, remote former farmland site, the project demanded significant geotechnical work and earth shaping before construction could begin. The scope included building a 40-metre plastic dry slope run-in, a 58-metre landing bag, and a specially engineered ramp and jump surfaced with interlocking “Enoki Brush” tiles that replicate the feel of snow. A trolley and block-and-tackle system was used to haul materials up the slope, while strict sediment controls and waste-minimisation measures safeguarded the alpine environment.

Working in an operational alpine environment with snow, heavy rain, and limited site access added layers of complexity for the team. Collaboration between volunteers, trade partners, the construction team and Snow Sports New Zealand was vital to the success of this project.

The development of the Sir Eion Edgar Dry Slope facility and moving the landing bag below the snowline allows Snow Sports NZ to expand its training from just 20 landing bag sessions annually to more than 160, dramatically increasing progression opportunities for slopestyle, big air, and halfpipe athletes. Coaches and athletes describe it as a game changer — providing safer, more frequent training on home soil, reducing the need for costly overseas camps, and strengthening New Zealand's pathway to Olympic success.

**Key Trade Partners: Kasteel Building, Contrax, Mt Iron Engineering, Placemakers, Southern Lakes Scaffolding.**







# VERNON DRIVE

## CANTERBURY

Cook Brothers Construction has proudly completed Stage 1 of 12 Vernon Drive in Lincoln — the first phase of a two-stage commercial development for a valued repeat client. This stage comprised a 10-unit retail block, with each tenancy featuring toilet facilities and service connections ready for future fit-outs. Works also included the first half of the public car park and installation of service connections to council utilities.

Built on a greenfield commercial site, the project presented several technical challenges, particularly around the installation of decorative precast panels. The propping design and sign-off by the temporary works engineer were identified as key risks, so the installation process was closely monitored to ensure strict adherence to the approved methodology and specified systems.

The Cook Brothers team self-performed all carpentry works, including the installation of pre-nailed frames, roof framing, and cladding. They also developed a tailored methodology for installing and stripping formwork, achieving a precise, high-quality finish around the exposed aggregate paths and PVC decking infills.

Despite early programme pressures, the project was delivered one week ahead of schedule, achieving outstanding quality and exceeding budget contribution. The client praised both the decorative precast finish and the collaborative, high-morale site culture. Following the success of Stage 1, planning is now underway for Stage 2 — a testament to the client's confidence in Cook Brothers' delivery.



Architect: IKON Architects  
Key Trade Partners: Lanyon & LeCompte, Aquapro, Faulks, Pegasus Engineering, Newfield Roofing, Advantage Building Systems, Cable Craft, Harrison Smith, HPAC, Mainland Brick and Block Canterbury, Monkeytoe.





# TARGET ROAD SCHOOL

## DESIGN & BUILD, AUCKLAND

Designed and built to support the school's roll growth, the new two-storey learning block at Target Road School delivers a modern, flexible education environment for students of all abilities. The seven-classroom facility includes a Maker Space, breakout zones, and adaptable learning areas that encourage collaboration and creativity.

The design also reflects the school's inclusive culture, with the adjoining special-needs unit sharing facilities. Accessible bathroom layouts were carefully planned to incorporate ceiling hoists and specialised equipment, ensuring all students can learn and play with independence and dignity.

Delivered well ahead of programme, the project stands out for its planning excellence. The team used the Last Planner System to

coordinate every stage of construction—driving communication, sequencing, and accountability across trades. It also became the first project to implement Touchplan, further enhancing collaboration and workflow transparency.

The development was delivered in two stages: initial site establishment, in-ground services, and access upgrades, followed by the construction of the new classroom block. A separate portion of works included relocating existing satellite classrooms for the special-needs unit, and the delivery of a new basketball court under the school's Five-Year Agreement (5YA) programme—rounding out a project built to empower the next generation of learners.

**Architect:** MOAA Architects Ltd

**Key Trade Partners:** , DHC Structural and Civil, HSC, Igneous, Initia, Maxion, All Construction, Densen, Northland Roofing, Global Fire and Global Active Fire, GGE, Tray Dec, JcMccall, Nauhria, Surveyworx.





# UNDER CONSTRUCTION

## NATIONAL



### 15 SIR TIM WALLIS DR WANAKA & CENTRAL

Construction has begun on a new two-storey commercial building in Wanaka's Three Parks development, with completion due in mid 2026. Featuring a precast and brick façade, the project will add to Cook Brothers' strong presence in the precinct, following the delivery of the Wanaka Recreation Centre and Pool and a major commercial centre. With Three Parks rapidly emerging as Wanaka's new commercial business hub, this latest project further strengthens the area's growth and Cook Brothers' role in shaping its future.



### SUNTORY WAREHOUSE AUCKLAND

Our Auckland team is currently redeveloping a raw materials warehouse, involving the demolition of the existing building and the construction of a new state-of-the-art facility on the same site. The project will deliver a modern, high-performing warehouse designed to meet current and future operational needs.



### HAMILTONJET CHRISTCHURCH

HamiltonJet's new 3,300 m<sup>2</sup> headquarters is taking shape through a design and build partnership between Co Studio, Engco, and Cook Brothers Construction. Positioned alongside the company's recently completed factory for seamless operational connectivity, the development blends a modern, tech-inspired design with functionality and flow. Inside, open-plan workspaces maximise natural light and connect through a central support spine that fosters collaboration. The building features a café and end-of-trip facilities as well as a dedicated visitor zone.



### TWIZEL FIRE STATION TWIZEL

Refurbishment work is underway at the Twizel Fire Station, led by Wānaka and Central. The project team have stripped and demolished pre-existing internal spaces with a new roof and framing underway. They will move into the construction of new office, team, appliance, and PPE storage spaces with complete recladding of the external areas. Work is well underway to deliver a modern, functional facility for the brigade.

### NURSE MAUDE CHRISTCHURCH

Nurse Maude has partnered with Cook Brothers Construction to deliver a new hospice in Canterbury, set to open in mid-2026. Designed to provide specialist palliative care in a warm, supportive environment, the facility will feature private rooms with garden views, family spaces, on-site parking, and culturally sensitive design elements.

To address the site constraints, our team constructed a mock room off-site, within our Moorhouse Avenue yard. The team set clear deliverables for the mock room with the client and identified the need to complete the room, including the power and plumbing. Our on-site team then used scans of the room to ensure the correct framing and set out was completed on-site as part of our quality assurance. Our client was able to make changes at nil cost before works were completed on site. FF&E was able to be checked for clashes with fixed elements of the rooms.

This process has proven to be a huge success and is now the new standard for all of our multi-room projects.



### ŌMŌKIHI SOUTH LIBRARY & COMMUNITY HUB REBUILD CHRISTCHURCH

Cook Brothers Construction is partnering with Christchurch City Council to deliver the Ōmōkihi Library and Customer Service Centre, with a strong focus on sustainability, safety, and community engagement.

The 18-month project will see the demolition of the previous, earthquake-damaged building down to the slab, with a new structural steel frame rising in its place, enclosed by glass, timber walls, and an Equus Duo warm roof system. Designed with extensive services and impressive landscaping, the new facility will not only enhance the community's access to resources with library, customer services hub, a learning centre, café, governance spaces and meeting rooms.







## THE BATHHOUSE QUEENSTOWN

Our Queenstown team are currently underway on The Bathhouse. Bringing to life a world-class experience, carefully crafted with rich layers of travertine stone, bespoke tiling, and warm atmospheric lighting that echo the elegance of Europe's grand bathhouses.

The build showcases premium finishes throughout, from stonework and timber detailing to high-spec glazing that frames each relaxation space. Within this sanctuary, guests will experience 5-star amenities including hot, ambient and cold pools, a tiered steam room, Finnish sauna with fireplace, infrared saunas, elegant lounges, and luxurious change rooms—every element built with precision and attention to detail. The project is currently underway and due for completion in early 2026.



## WAIPUNA RISE QUEENSTOWN

Cook Brothers Construction is delivering Buildings 3 & 4 at Waipuna Rise – Stage 1. Each block features 10 modern units – 5 studios and 5 two-bedroom apartments with garages. Built with structural concrete, quality cladding, and contemporary finishes, these homes set the standard for future stages, creating a vibrant, connected community in Queenstown's alpine setting.



## THE WOOLSHED QUEENSTOWN

The Woolshed, a Class 3 Heritage project, is undergoing a full reconstruction with its exterior carefully modeled from a point cloud to match the original structure. Retaining authentic features such as the existing sheep ramps and concrete piles, the design also reuses original roofing iron as internal linings and incorporates timber rafters where possible. The development will transform the historic woolshed into boutique accommodation, complete with a manager's unit and garage.



## POWERNET QUEENSTOWN

Cook Brothers Construction is proud to partner with PowerNet on their new Frankton Depot, a purpose-built facility uniting operational staff, administration, and training under one roof.

Delivered in two stages, the project allows PowerNet to remain on site: Stage One (Dec 2025) provides offices and storage; Stage Two (Apr 2026) delivers workshops and operational spaces. Architecturally, the depot features precast concrete, ACM panel, glass, and exposed steel, with burnished floors, a Kingspan insulated roof, and landscaped surrounds. Sustainability is central, with dual stormwater systems, EV charging, and solar panels, creating a modern, resilient hub for PowerNet's people and growth.



## QAC BOH QUEENSTOWN

Queenstown Airport (ZQN) is expanding its Back-of-House office and operational facilities to better support airlines, ground service providers, and other airport stakeholders. The 800m² development includes a new electrical switch room, airfield ground lighting (AGL) room, crew facilities, and office spaces. Works are being delivered in carefully staged phases, involving demolition, service relocations, new infrastructure installation, and modernisation of critical electrical and fuel systems. All construction is being carried out under strict airport safety and security protocols, with no disruption to daily airport operations, ensuring safe access for passengers, staff, and stakeholders throughout.



## QAC SEISMIC QUEENSTOWN

Queenstown Airport (ZQN), New Zealand's fourth busiest airport, is completing the final two stages of a major programme of works to seismically strengthen the structure of the terminal. Stages 2a and 3a involve critical works in both public and secure areas, including the check-in hall, retail and arrivals concourse, domestic departures lounge, baggage make-up building, and security screening zones. 29 tonnes of new steel will be installed throughout the airport, with the scope including micropile construction, bracing replacements, strengthened connections, and reinstatement of finishes and services, all while protecting mission-critical infrastructure. To ensure uninterrupted operations, construction is being carefully staged, with most works carried out at night and under strict airport security and safety protocols.





# 89 SIR TIM WALLIS DRIVE

## *UNDER CONSTRUCTION, WANAKA*

Our Wanaka & Central team are in the final weeks of delivering a large mixed-use project for Willowridge Developments in the heart of Three Parks. The 3,600m<sup>2</sup> two-storey commercial and retail building now complements the neighbouring developments and completes the street frontage facing Mitre 10 in this fast-growing retail precinct.

The project's complexity lay in accommodating mixed tenancy requirements, multiple façade heights, and varied façade treatments, all of which have been seamlessly integrated into the final design. The new building will house a range of retail outlets including gyms, physiotherapists, furniture stores, and food and beverage offerings. Extensive hard and soft landscaping are currently underway to further tie the development into its surroundings, creating safe, accessible, and attractive accessways.

Delivered on a high-profile live site, the project was completed safely and efficiently through close collaboration with Willowridge Developments, ensuring evolving tenancy needs were met while upholding safety, design, and compliance standards.

**Architect:** GHD Design. **Key Trade Partners:** Allied Concrete, Central Pre-cast, Balcrom Pre-cast, Braziers, Central Machine Hire, CoBuilt, Design Windows, Flecher Reinforcing, Rebar X, Hanlon Plumbing, Mitre 10, NINDs, Flatline Concrete, Hallmark Group, VIP Steel, Roofing HUB, Airmax, Hawk Services, Hugh Madden Blocklaying, Rhinoz Stone Masonry, Total Height Safety, Insol Ltd, Lakeside Stainless, MR Decorating, Carpet Court, Redback Tiling, Contego, Extreme Membrane, KONE Lifts, Meyer Cruden Engineering Ltd, Kirk Roberts Consulting, Fluid Engineering, NZ Careers.







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

### *Cook Brothers Construction*

#### AUCKLAND

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

4 Newton Road, Grey Lynn,  
Auckland 1010

#### CHRISTCHURCH

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

494 Moorhouse Ave, Waltham,  
Christchurch, 8042

#### QUEENSTOWN

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

10 Munro Road, Level 2  
Queenstown, 9300

#### DUNEDIN

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

6 Hanover Street,  
Dunedin, 9016

#### WANAKA & CENTRAL

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

21 Reece Crescent  
Wanaka 9305

**Cook Brothers**  
CONSTRUCTION

