

The Aoraki Story.



Wellington,
Aotearoa NZ

JAN 2024



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This profile, our story, is an overview of Aoraki, a grassroots construction company in Wellington, formed in 2019 by two experienced local construction professionals motivated to dig in, get back to basics, and build great buildings in our city.



Kia ora, we're Aoraki.

This is the second edition of our Aoraki Story, and fittingly so as the story goes on... Chapter One was startup, Chapter Two entailed the challenges the whole industry navigated through the covid era, and now we begin Chapter Three with a well-established team and a solid track record behind us.

As we approach our 5th birthday we have a range of exciting new projects on the horizon. We knew that in our first few years we would need to get some runs on the board, and did just that by delivering more than \$162M of construction work across 14 projects in central Wellington. Our operating philosophy – keeping the team focussed on efficiency, practicality and strong relationships – has proven to be successful. This is evidenced in the outstanding project results achieved, and in the strength of the Aoraki team who have stuck together through thick and thin.

Now, the unified Aoraki team are at peak performance, driven and focussed on delivering high quality, efficiently and safely with a continued no-nonsense practical approach. This translates to wider successes for you as our clients, projects partners, subcontractors, suppliers, designers and consultant team.

We've stuck to the basic principles that we set out back in April 2019 – being fully site-based with smart and practical building skills being at the core of what we do, partnering with positively motivated people, beating challenges as a team through collaboration and working with an underlying ethos that success is only truly achieved if all parties succeed together.

For us, commercial construction is our core skill base, its what we love doing and its what we do best! If you'd like to speak with us about construction in Wellington, please don't be shy to call one of us – we'd be very happy to hear from you.

Ngā mihi mahana,

Chris Goldsbury
Director & General Manager

Nigel Butt
Director & Commercial Manager

Back to basics.

Aoraki was founded on values of integrity, trust, teamwork and sustainable quality. These values are underpinned in Aoraki’s Shareholders Agreement and are embedded in the operation of the company through a commercially astute operation that respects the rights and views of all those we work with.

Our relationships in the Wellington market are deep-rooted; with supply chain, subcontractors, designers, consultants, land owners, developers and local council. We are respected and well connected – these positive relationships bring significant value and increased delivery certainty to any new development project.

We have a hands-on approach to construction, where we are personally involved and leverage our extensive commercial experience to ensure projects are successful from inception to completion.

We plan and deliver construction projects with practicality and building skills at the core and forefront of our every day work. In doing this, we apply our collective construction experience into understanding and managing construction risk – across all fronts including keeping everyone safe, exceptional planning that achieves smooth construction sequence and excellent quality delivery.

integrity – trust – teamwork – sustainable quality



The Golden Rules.

Our key strengths, strategies and points of difference are:

We have a carefully chosen & highly experienced team

Aoraki’s site management and skilled labour team have some of the best experience in Wellington with backgrounds from the city’s historically biggest and most successful Main Contractor companies. Most importantly, we give our team the trust and autonomy they need to effectively manage construction risk through a practical lens and deliver great buildings.

Keep it simple & effective

No complicated bureaucracy, no unnecessary overheads, quick decision making.

Keep everyone close to the action

Our practical construction & people focus sees the entire team physically based on project sites, where Aoraki people are visibly the driving force on the workface, every day.

We operate exclusively in Wellington region, and trade on relationships

This is the region we know & love, and a local construction market we are deeply embedded in. This means that you get the benefit of the strength of our long relationships with top tier subcontractors; as well as our drive to form a lasting relationship with you.

Be grateful, respectful and remember where we started and why we’re doing this

We love building, and our vision is to see Aoraki delivering great buildings with great people long into the future. For us, an important part of this includes operating according to our carefully considered Te Tikanga o Aoraki Construction and showing respect for Mana Whenua.

Our Tikanga



Te Tikanga o Aoraki Construction

Aoraki Construction Tikanga is based on Te Tiriti o Waitangi – Aotearoa’s founding document, and the Values and Principles in our partnerships and relationships with all we engage with.

Manawhenua

Te Atiawa Iwi, aka, Taranaki Whanui in this instance.

Manaaki

To host all visitors to our site with respect.

Mana-Ake

To uphold Mana with integrity and respect in all that we do.

Mihi Whakatau

How and when we host and welcome visitors and what the occasion is about.

Whakawhanaungatanga

To engage in healthy working relationships and a common goodwill for all.

Waiata

To know what waiata/song is appropriate when required for which occasion.

Tikanga

To do the correct or right way in all that we do to the best of our ability.

Tangi / Kawamate

To support each other as Aoraki Whanui through and during this time of sorrow and grief.

Karakia

To demonstrate the value of karakia for gatherings, food, people and environment.

Orangatanga

Health and Safety best practice.

Kawa

What is the appropriate protocol and who has what role.

This framework provides an understanding of what is required when working co-culturally. Simply put, Partnership is WHO and Relationship is HOW.

This also provides Aoraki with Health and Safety guidance as a part of our Tikanga.

If unsure, don’t hesitate to ask Iwi Maori of Aoraki or our Site Office so contact is established with Taranaki Whanui should this be needed for clarity.

FIRST REVISION | NOVEMBER 2023

100% site based.

We bring a fresh practical & collaborative approach, the right expertise, and a drive for shared success.

We partner with our clients to provide:

Development planning, feasibility, concept and management.

Project planning, programming, monitoring & reporting.

Estimating, pricing and cost management.

Construction services as Main Contractor.



Our Approach



Aoraki – our name. It is a great honour and responsibility to carry the name of our tallest maunga “cloud piercer”. We support and celebrate Te Ao Māori and aim to uphold the principles of Te Tiriti o Waitangi in all that we do.



We currently have 42 direct employed staff, and our current profile is:
20% women, 18% Māori or Pasifika, 4x Apprentices (incl one through Mana in Mahi), and **2x construction cadets.**



Our diversity, social and broader outcomes journey.

Our **Tikanga** was developed in October 2021, and sets out our guidelines with respect to Manawhenua, Mana-Ake, Whakawhanaungatanga, Karakia, Kawa, Manaaki, Mihi Whakatau, Waiata, Tangi/Kawamate and Orangatanga.

Connection, mentoring & pastoral care. We have people in our business, especially, Alby Ellison, Hani Kopetschny, Kirk Sutton and Gazelle Moinfar, who have naturally taken mentorship and care roles for our Aoraki team and subcontractors.

Ngā rautaki o Aoraki is our strategy team, which was set up in 2021 to guide the Aoraki whānau to deliver on our purpose and values.

The Aoraki team connect with each other through regular company provided **wellbeing activities** such as hiking, mountain biking, Round the Bays fun run, Corporate Challenge run, and events like the Motatapu mountain biking and running event in Queenstown.

Since Aoraki’s inception, our founding values (our ‘**Golden Rules**’, of which there are five) include: “We love building, and our vision is to see Aoraki delivering great buildings with great people long into the future. For us, an important part of this includes operating according to our carefully considered Te Tikanga o Aoraki Construction and showing respect for Mana Whenua.”

We are staunch supporters of **NAWIC** (National Association of Women in Construction), supporting women of Aoraki as members.

We are engaged with **MATES in construction**, who have completed talks and presentations on all of our construction sites.

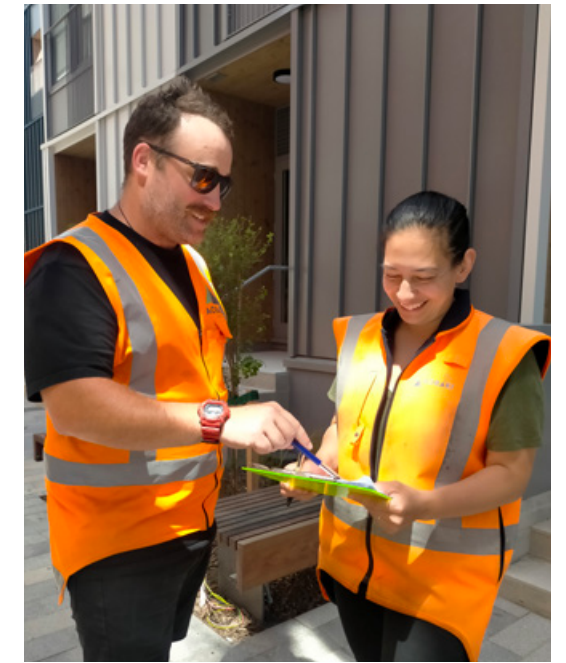
We have provided **Te Reo classes** for the Aoraki team, who took up these lessons with great pride and enthusiasm.

Our **Kaiwhakahaere Whakarata Māori, Alby Ellison**, is a full time member of the Aoraki whānau, working on our sites in a logistics & STMS role, as our Te Atiawa iwi liaison with Taranaki Whānui, and advising our cultural due diligence measures.

Alby recently led the **blessing by Taranaki Whānui** of our completed project, Hauwai Apartments.

Supplier diversity. We have a standing relationship with **Rāranga**, whom Aoraki have partnered with since Rāranga began in April 2022. We engage with Amotai registered subcontractors (e.g. **Highrise Group Ltd**), our key carpentry partners (**Vertbuild** and **NK Henderson**) have a high number of Maori and Pasifika carpenters and apprentices.

All of the Aoraki team are paid at least **5% higher than Living Wage**. We are working toward formal accreditation for this.



We're a bunch of highly experienced professionals who love construction and are highly driven to deliver great quality buildings, safely.





Chris Goldsbury

Director & General Manager Kaiwhakahaere Matua

Chris’s background started in site management, construction project management and as a company General Manager and business unit leader. Chris’s prior business unit in Wellington had circa \$80M revenue annually with 45 direct employed staff. During that time, that business in Wellington transformed and added some excellent capability through new staff, clients and projects. Under Chris’s leadership, the profile in the Wellington market was heightened, with some landmark projects including the new Rydges Hotel at Wellington Airport.

During his time as a construction project manager, Chris delivered several significant commercial projects during a 12-year tenure with Fletcher Construction including the \$60M Taranaki Base Hospital. That time with Fletcher was a valuable training ground for Chris – not only from a technical construction perspective, but also teaching the importance of whanau, tikanga, mana whenua, and strong relationships based on trust and mutual respect.

Alongside Nigel, Chris is responsible for building the Aoraki team of project managers, site managers, quantity surveyors, cadets, and administration. His role includes business development, securing forward work, overseeing delivery, developing and growing the brand and fostering productive positive relationships.

“It is to Chris’s credit and his personal attributes, in leading the construction team, that the culture of positive cooperation with client and consultants was maintained and made the project a success.”

Phil Grey, Principal, Warren & Mahoney.

Experience

**General Manager
Arrow (Wellington), 2016–2019**
DXN Apartments / \$45M
Wellington Airport Rydges Hotel / \$45M
Xero 2 / \$22M
Massey School of Music / \$18M
Frame Apartments / \$16M
The Salvation Army, Newtown / \$17M

**Project Manager
Fletcher Construction, 2012–2016**
Taranaki Base Hospital / \$59M
Mainfreight New Freight Terminal / \$12.5M
KiwiRail Depots & Platforms (WRRP) / \$25M
Wellington New Regional Hospital / \$170M
Mastertrade Project / \$1.5M

**Contracts Manager (incl preconstruction)
Fletcher Construction, 2007–2012**
Grey Base Hospital / \$60M
Wellington Airport
Multi-level Carpark / \$55M
Courtenay Carpark Seismic Upgrade / \$2M
Ministry for Culture & Heritage: National War Memorial, Hall of Memories / \$2M
The Great War Exhibition / \$3.5M
Ministry for Primary Industries
New Biocontainment Facility / \$70M

Training

**Fletcher Cadet Trainee programme
2004–2007**
No 3 The Terrace and Treasury / \$25M
Wellington Railway Station strengthening & VUW fitout / \$11M

**Maltby & Partners Limited
Quantity Surveyor Intern, 2002–2003**

Education

**Bachelor of Building Science (BBSC),
Victoria University of Wellington, 2003**

Site Safe Certificate in Construction
Working at Heights NZQA 15757

Industry Recognition

Full Member NZIOB

**NZIOB Awards for Excellence
– projects over \$50M Finalist 2014**

**NZIOB Awards for Excellence
– Young Achiever Finalist 2010**



Nigel Butt

Director & Commercial Manager Kaiwhakahaere Whiwhinga Matua

Nigel is known and well-respected in Wellington as an extremely experienced, astute, knowledgeable, fair and transparent construction commercial mind. He understands development as much as he understands the many risks faced in a construction project, and has a philosophy of working with clients and developers to achieve fair risk apportionment and win-win outcomes.

Prior to Aoraki, Nigel was the Commercial Manager who oversaw many successful projects in Wellington for Arrow International, before being promoted into a National Commercial Manager role. Nigel leads his teams by example, by keeping on top of detail as an expert at commercial contract administration, including identifying and managing project commercial risk. Nigel is also talented in interpreting design details to inform his practical first principles estimating, and driving a procurement process that achieves best quality and value for money for his clients.

Alongside Chris, Nigel is responsible for building the Aoraki team of project managers, site managers, quantity surveyors, cadets, and administration. Overseeing the commercial delivery of all projects, including monthly project reviews. Resolving disputes, developing robust systems and mentoring commercial teams across the business.

“For your dedication, passion and commitment to your work, your professionalism and positive approach to clients, business partners and staff sets a high standard for others to aspire to and reflects true advocacy of the Arrow way.”

Mark Hopwood, CEO, Arrow International (NZ) Ltd.

Experience

- National Commercial Manager
Arrow International, 2018– 2019**
DXN Apartments / \$45M
Wellington Airport Rydges Hotel / \$45M
Airedale Apartments / \$31M
ANZAC Ave Student Accommodation / \$42M
Plant and Food Research
Hamilton Building / \$37M
- Commercial Manager (Wellington)
Arrow International, 2011–2018**
The Peak Apartments / \$11M
Massey College of Creative Arts / \$18M
The Wigan Apartments / \$12M
Kaikoura Integrated Family Health / \$12M
Ingenia Student Accommodation / \$22M
Boulcott Conference Suites / \$16M
Frame Apartments / \$16M
- Senior Quantity Surveyor/Estimator
Hawkins, 2008–2011**
Beehive Refurbishment Stage 2 / \$22M
Mid City Conservation House / \$20M
Rimutaka Prison Upgrade / \$25M
The Watermark Apartments
(preconstruction) / \$99M
Willis Central Office Block / \$90M

- Quantity Surveyor
McKee Fehl, 2005–2008**
Beehive Refurbishment Stage 2 / \$22M

Training

- Maycroft Construction
Quantity Surveyor Cadet Scheme,
2002–2005**
Rita Angus Retirement Village / \$7M
St Bernards College Technical Block

Education

- Bachelor of Building Science (BBSC),
Victoria University of Wellington, 2001**

Industry recognition

- Affiliate Member of NZIQS**



Ngā rautaki o Aoraki.

Our strategy team

In late 2021, as Aoraki’s team and capacity grew, Chris and Nigel recognised the importance of harnessing the strengths, energy, and ideas of the wider Aoraki team and formed Ngā Rautaki o Aoraki.

Having naturally emerged as Aoraki’s people and business leaders – ably leading our people, projects, procurement and planning, this team, **alongside Chris and Nigel**, pro-actively guide the company’s strategic direction.

This is vitally important when operating in a construction market characterised by constant external forces of change, ensuring that Aoraki is agile and remains on a trajectory of long-term success and sustainability.



Hani Kopetschny
Brand & Communications
Manager

Hani has had a crucial role in Aoraki’s growth from the very beginning – setting up Aoraki’s management and accounting systems, brand, and communications strategies, but perhaps most importantly Aoraki’s team culture.

Hani’s background is not in construction (she has multiple degrees in commerce, marketing and science) – and it is this fresh, different perspective perhaps that has enabled Hani to have a unique influence. It is widely known in leadership and performance culture that the power of a high performing team far outweighs that of any individuals – Hani’s influence, drive and leadership in this regard is a significant factor in Aoraki’s strength.



Kirk Sutton
Construction Manager

As Aoraki’s Construction Manager, Kirk is our key leader and mentor for Aoraki’s team of Site Managers. When you meet Kirk, his passion for construction, people and positive culture is immediately obvious.

Kirk came from a carpentry background and trained in site management with Fletcher Construction, providing him with his vast experience through carpentry and site management roles on significant commercial construction projects in Wellington.



Aaron Worthy
Project Manager

Being from a carpentry background Aaron knows how to build – naturally, a useful skillset for a construction project manager. What sets Aaron apart though is his style in leadership, mentoring and training, which has proven time and time again to achieve highly successful project outcomes by getting the very best performance from his own site team and subcontractors.

Aaron very much leads by example – it is not unusual to find Aaron on site with a hammer or a broom in hand, diving head first in the hard mahi when the pressure is on. On top of this Aaron is a details fanatic, who always has an in-depth understanding of the procurement, planning, construction details and programming on his projects.



Aaron Stephens
Senior Project Manager

Aaron has 20 years of experience in the construction industry, predominantly across the Wellington region. In that time he has worked his way from an Apprentice Carpenter to Senior Project Manager, building an extensive suite of skills, experience, and relationships along the way.

Aaron is a calm and steady leader with a focus on developing collaborative work environments, decisive and effective issue resolution, and delivering high standards of work on time. Aaron always receives high praise from his clients, who see him as a trusted and safe pair of hands to ably lead and deliver complex construction projects.



Steve Kessell
Senior Quantity Surveyor

Steve’s background is strongly grounded in Quantity Surveying, with some entrepreneurship/ business management thrown in the mix! Steve has over 10 years of experience in Quantity Surveying, many of these in a Senior QS role, and in this time also took up the challenge to complete a new build of 6 townhouses with his own company, where he completed full end to end site and financial management. Steve has a strong grasp of business management and market forces, and this lens is a valuable contribution to the Rautaki team.

In his time, Steve has managed the commercial procurement and delivery of several multi-storey apartment buildings in Wellington city – with this experience, Steve is particularly adept at getting best value in the early design, planning and procurement phase of projects.



Gazelle Moinfar
Project Manager

While completing her degree in Architecture (honours), Gazelle realised that her passion and focus would be in construction delivery – rather than sitting behind the drafting table. Gaining commercial site experience with Fletcher on major construction projects from very early in her career really cemented that for Gazelle. Now, years on, Gazelle’s Architectural background is highly valuable as she effectively leads her site construction teams with expert knowledge, experience, humility and humour.

A champion for women within the construction industry (especially her role with the National Association for Women in Construction / NAWIC) and a great mentor and role model for others within Aoraki, Gazelle willingly shares her experiences and perspective to mentor others and enable them to achieve outstanding project delivery results.

Waiho i te toipoto, kaua i te toiroa
– Let us keep close together, not wide apart.

The A-Team.



The Aoraki team are a group of skilled, experienced and all-round great people! Through our journey of planned growth in the Wellington market, the team has grown to rise to the challenges and partner with clients to plan & deliver cool buildings together.

Chris, Nigel and the team, bring not only technical construction expertise and hands-on experience, but strong skills in people leadership, planning, overview and on-site management of large commercial construction projects.

Our team has grown organically through established connections and friendships – resulting in a group

of enviably experienced, well connected, like minded people and a culture of high performance.

Aoraki's direct-employed team include our construction manager, dedicated health & safety manager, project managers, quantity surveyors, site managers, back-of-house support, project co-ordinators, qualified carpenters, apprentices and crane crew. This means that we can have meaningful influence in the preconstruction phase of projects, and follow through with the team to deliver and control the critical aspects of major commercial projects on site.



Aoraki Projects

Sunset West Apartments / \$18M

Hauwai Apartments / 30M

Erskine Treehouses / \$2M

Erskine Chapel / \$4M

Te Pu / \$24M

Sojourn at 75 Ghuznee St / \$10M

126 Lambton Quay / \$25M

Aro Living / \$35M

Armstrong's / \$6.65M

Wadestown School / \$2M

Strathmore Ave / \$0.6M



Project
showcase



\$18M

Completion Date: August 2021

Sunset West Apartments.

251 Victoria Street, Wellington



Project Manager: Chris Goldsbury
Quantity Surveyor: Nigel Butt
Site Managers: Kirk Sutton, Ryan Howatson



Near the heart of Wellington's vibrant Cuba Quarter, the Sunset West Apartments development comprises 64 well-appointed and highly specified apartments.

Commenced on site in October 2019, this was Aoraki's first major large project. The structure, designed by **New Zealand Consulting Engineers** is an innovative pad and ground beam foundation with fully structural steel and metal deck composite

suspended concrete floor slabs, providing a resilient structure to house the apartments. The sleek, award winning architecture (Housing – Multi Unit, in the New Zealand Institute of Architects 2022 Wellington Architecture Awards) was designed by **Design Group Stapleton Elliot's** Wellington Office with Nigel Dong and Chris Gilby leading the charge. The apartments feature external balconies and clever in-built joinery.

\$30M

Completion Date: December 2022

Hauwai Apartments.

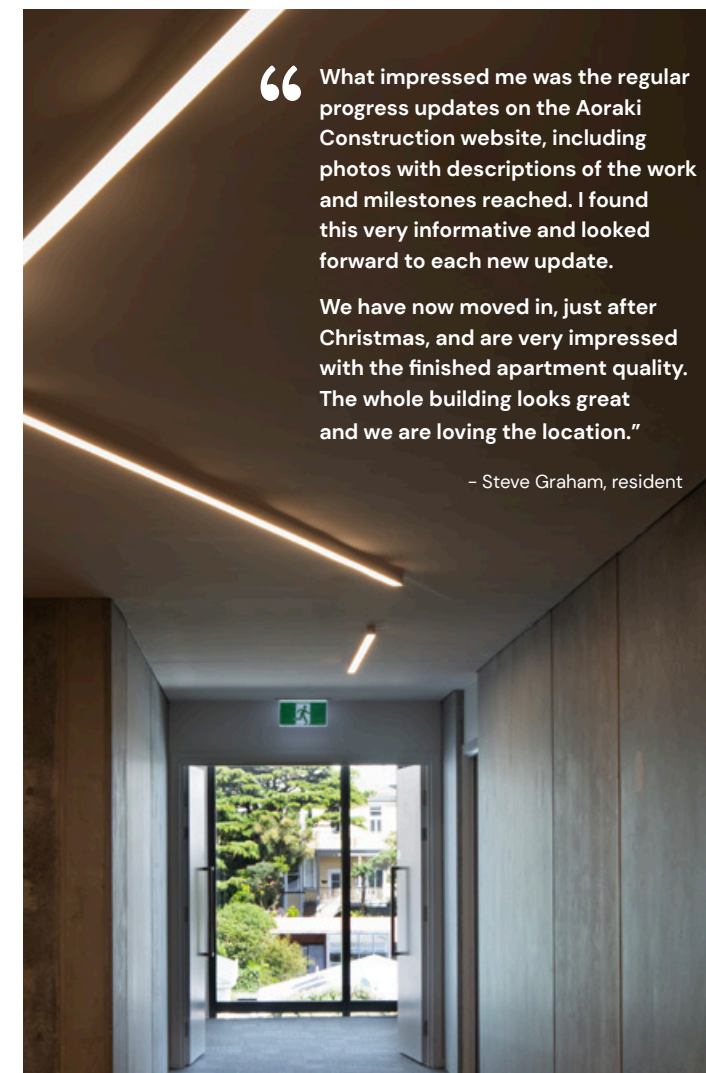
21 King Street, Wellington



Project Manager: Aaron Stephens (Snr)

Quantity Surveyor: Nitin Patel (Snr)

Site Manager: Aaron Connolly, Adrian Brown



“What impressed me was the regular progress updates on the Aoraki Construction website, including photos with descriptions of the work and milestones reached. I found this very informative and looked forward to each new update.

We have now moved in, just after Christmas, and are very impressed with the finished apartment quality. The whole building looks great and we are loving the location.”

– Steve Graham, resident



Aoraki got involved with the Hauwai project, originally The Monark Project, in 2019, working closely with the developer and design team to resolve multiple logistical issues and get the project underway. The construction contract was awarded in June 2020 and the team were delighted to work with **Egmont Dixon, The Wellington Company**, and lead consultants **Design Group Stapleton Elliot**.

The site required robust ground-work including new in-ground services infrastructure to King Street and Adelaide Road, and circa 160, 12–15m deep concrete piles constructed by **Brian Perry Civil**. The structure, designed by engineers Silvester Clark, is a hybrid precast panel and in-situ concrete solution, including the floor slabs which are supported on a precast ‘rib & infill’ system. The resulting structure provides solid concrete inter-tenancy walls, a number of which are exposed on the interior.

With the concrete structure forming the interior walls of the building, the exterior façade is built up in high quality aluminium framed double glazed units and deck balconies. Each apartment is fitted with tempered fresh air and extract systems to comply with inner-city ventilation requirements, and the apartments are appointed with quality fittings and finishes.

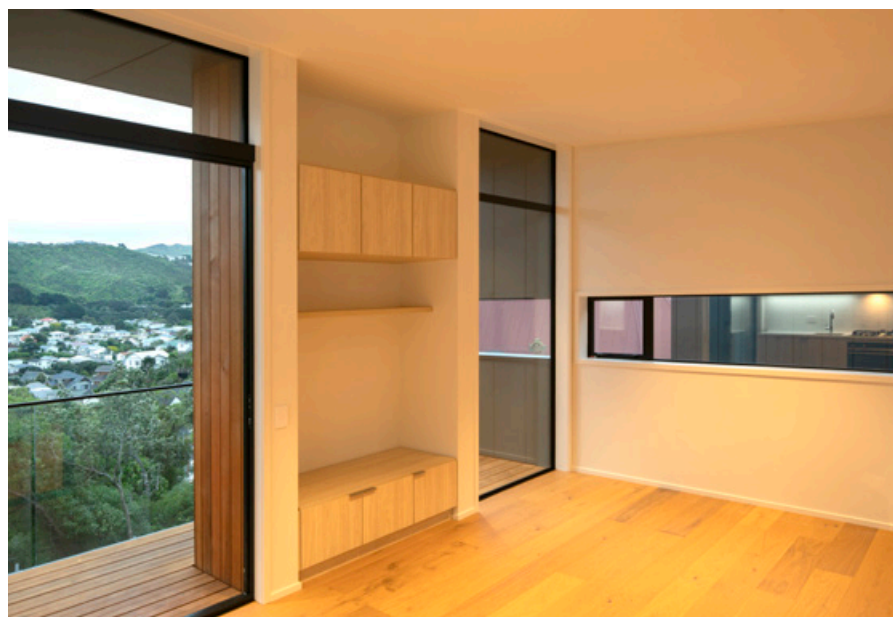


\$2M

Completion Date: 2020

Erskine Treehouses.

Island Bay, Wellington



Project Manager: Chris Goldsbury

Quantity Surveyor: Nigel Butt

Site Manager: Kirk Sutton

Build Partner: Vertbuild Ltd

Aoraki was engaged by **The Wellington Company** as Main Contractor for nine of the Erskine development units – the E-units, aka the Treehouses.

The elegantly designed Treehouses almost float on top of the landscape, offering peace, privacy and connection with the land. The Aoraki team commenced work in 2018, in partnership with Chris Theodorou and his team at **Vertbuild Ltd**.

Following enabling works to clear the hilly site, the treehouses timber support poles were set out and drilled. From here, the timber floors support a simple timber-framed residential structure and simple yet sleek interiors with beautiful joinery and views to the West over Island Bay.





\$4M

Completion Date: April 2022

Erskine Chapel.

Island Bay, Wellington



Project Manager: Gazelle Moinfar
Quantity Surveyor: Emma-Jane Kung
Site Manager: Dion Rivers

Following on from significant seismic strengthening carried out by **The Wellington Company**, Aoraki Construction has lead the refurbishment of the Chapel of the Sacred Heart, 1930s French-Gothic chapel sitting within the Erskine Development in Island Bay. Listed as a Category 1 Heritage Building, the refurbishment works at the chapel were a unique challenge, to stay as sensitive to the original design as possible. This was achieved by re-purposing native timber flooring, doors, windows and joinery from the demolished Erskine College. With some very high ceilings (some up to 14m high), and a lot of ornate plastering, intricate timber trims and detailing, the carpentry and finishing works were a very careful operation. Some modernisation took place, with the installation of a small passenger lift, and an upgrade to the bathrooms and some building services.

Our external works included the construction of a new entrance ramp and canopy, forming a new carparking area and accessway, general siteworks, a new external stairwell, and custom-built street furniture and planters.

The Chapel of the Sacred Heart is used as a wedding/function centre, with landscaped gardens and public seating areas surrounding it. We are proud to have been involved in this project which is truly one-of-a-kind!



\$24M

Completion Date: Feb 2023

Te Pu.

178 Willis Street, Te Aro, Wellington



Project Manager: Aaron Worthy

Quantity Surveyor: Emma-Jane Kung

Site Managers: Jacob Purdie-Smith,
Zane Wilson, Patrick Beard

Te Pu, originally known as Education House, was a retrofit and conversion of an existing 13-storey building on Willis Street, Wellington from commercial office space to 110 residential apartments (studio, 2- and 3-bedroom). This project was a development by **The Wellington Company** for Wellington City Council, with the Council taking a long-term lease on the building to manage the complex as part of the Te Kāinga programme – aiming to provide secure, long-term rental accommodation for low-med income level families in public sector service roles.

The Client had planned to move some existing commercial tenants into another building prior to the commencement of works, however this move was delayed by several months. Three of the floors (Level's 4, 7, and 8) therefore remained occupied and we staged the demolition works around them until they could move into the new space. Noise was carefully managed during this period in order to minimise disruption to the tenants, all services to those floors remained functional, and the floors/walls/ceilings were kept intact, resulting in a good solution for both the Client and tenants!

A big tick from the Council – Throughout this project our team communicated closely with Council inspectors on site, and received the rewarding feedback that our QA systems are top notch. Discussions are underway to use our systems as best practice examples for others to follow.



[Photos by WCC]

\$35M

Completion Date: Jan 2024

Aro Living.

Cnr Vivian Street & Willis Street,
Te Aro, Wellington



Project Manager: Gazelle Moinfar

Quantity Surveyor: Steve Kessell

Site Manager: Kirk Sutton, Dion Rivers, Rowan Worthy, Patrick Beard

Project Coordinator: Matt Titchener

Aro Living is a 61-unit low-rise terraced housing development in Te Aro, Wellington; set amongst landscaped pedestrian laneways across a 4000 square metre site. There are 6 different unit designs across the development with a mix of 3 and 4 storey townhouses, including dual-key units, 2-3 bedroom units with rooftop terraces, and mixed-use commercial/residential units.

The project is being constructed and handed over to the Client in separate stages [Stage 1 – 11 townhouses, Stage 2 – 30 townhouses, Stage 3 – 20 townhouses], with construction works occurring over all 3 stages concurrently.

With a primary structure of pre-cast concrete panels, structural steel, and cross-laminated-timber (CLT), a large crawler crane was established on site for a period of 12 months; installing over 280 pre-cast panels with an average weight of 12 tonne each, 280 tonne of structural steel, 700 CLT panels, and 140 flights of CLT stairs.

Between the pre-cast panels, the building envelope is constructed from timber framing, and a combination of 5 key façade elements – long-run metal cladding, aluminium window and door joinery, timber shiplap weatherboards, slatted aluminium spandrels, and insulated steel roofing panels.

The internal fit-out works are centered around showcasing the raw construction materials; with exposed concrete, CLT and steel elements throughout. Each unit has 1-2 full kitchens, 2-3 bedrooms, 1-2 living spaces, 2-3 bathrooms, and feature stairwell mesh screens.

A significant site constraint was the existing (town) sewer main running beneath a large portion of the site, which necessitated meticulous planning, and a construction methodology which eliminated the risk of impacting the critical function of this pipework. Along with this, the site is bordered by SH1, and 2 arterial streets (Willis and Victoria), with high vehicle and pedestrian counts. These challenges have been managed successfully over the past 18 months, which is no small feat, considering the many hundreds of heavy vehicle and trucking movements required to carry out the construction works; and over 100 workers on site daily.

The Aoraki team have worked closely with **Egmont Dixon** and **The Wellington Company**, along with designers **Architecture Plus** and **New Zealand Consulting Engineers (NZCEL)** and Wellington City Council, to ensure that the upcoming handover and Code Compliance process is seamless and thorough.



\$10M

Completion Date: Nov 2023

Sojourn at 75 Ghuznee Street.

75 Ghuznee Street,
Te Aro, Wellington



Project Manager: Ryan Howatson
Construction Cadet: Harry Bampton

Sojourn at 75 Ghuznee Street was an existing 9-storey reinforced concrete building built in the 1970s and located in the heart of Wellington's Cuba precinct. Previously office space, Aoraki took on the fitout into 77-well appointed short stay apartments.

The project involved removing all external wall elements; windows and the old corrugated metal façade. The windows were replaced by new aluminium double glazed full width windows, and the façade replaced with a Quick Batten Tray 450 cladding system. Block walls to the West and part South elevations were removed for seismic requirements, and replaced with light-weight Korok Speedwall.

The internal retrofit across all floors involved converting the ground floor into a main reception area, lift lobby, and accessible apartment, with the remaining 8 levels containing apartment rooms, storage, and staff facilities. Services were upgraded, as was the lift and lift-car.

The end result is a boutique apartment hotel from developer **Mike Price**. Led by **T G Dykes and Associates**, the design consists of each apartment containing fully tiled bathrooms, full width windows to allow for plenty of natural light and well designed acoustic and HVAC systems to create a comfortable environment for guests.



\$25M

Completion Date: to be completed 2023

126 Lambton Quay.

126 Lambton Quay, Te Aro, Wellington



[Image: Architect's render]

Project Manager: Aaron Stephens (Snr), Ryan Howatson

Quantity Surveyor: Nitin Patel, Adam van Baarle

Site Manager: Lance Wallis, Adrian Brown, Harry Bampton

Project Coordinator: Beckie McKinney

126 Lambton Quay is the site of heritage listed Massey House, an early influential example of International Modernism designed by Ernst Plischke and Cedric Firth, this was the first high rise curtain walled office building in New Zealand.

Consisting of two buildings, the original (9 storey plus part tenth storey and plant-room) built in 1955, and the extension (11 storeys plus plant-room) built in 1967, this site recently housed retail in the first 2 storeys of the original building, hospitality in the first 3 storeys of the extension building, and office space in the remainder of both.

The buildings' structure consists of in-situ reinforced concrete walls and frames supporting an in-situ reinforced concrete slab floor system, with a 150mm gap separating the two buildings.

The buildings are now taking on a new lease on life, thanks to **The Wellington Company** and award winning architect Stuart Gardyne from **Architecture+**, undergoing earthquake strengthening, restoration, and redevelopment to create 7,077m² of premium commercial office and retail space set over 9 floors, topped off with 150m² of green roof deck overlooking Lambton Quay.





\$2M

Completion Date: December 2023

Wadestown School.

Rose Street, Wadestown, Wellington

Project Manager: Aaron Worthy

Quantity Surveyor: Emma-Jane Kung

Site Manager: Zane Wilson, Aaron Connolly

Aoraki were delighted to take on our first project for the Ministry of Education, giving Wadestown School's Rose Street site a teaching space upgrade and roof replacement.

Before we could begin work to bring one of the four blocks on the site, Block C, up to date with the Ministry of Education's Designing Quality Learning Spaces (DQLS) standards, we first needed to remove the existing asbestos within the building. In order to minimise disruption to the School community this work was carried out over weekends and school holidays – a slow start for the team but one that was important for the overall project.

Once asbestos removal was complete, the team got stuck into demolition, structural and carpentry works. Scaffold was installed around the entire Block and the building was wrapped, creating a 'bubble' to protect the works from the impacts of the Wellington winter!

On the interior, additional wall bracing, acoustic wall linings and ceiling treatments, new floor coverings, and additional insulation were all installed. The lighting was improved and fully functioning opening windows installed to ensure effective cross ventilation. Electrical outlets were reviewed, and new joinery fittings were installed to create wet areas and storage.

The nature of working within a School environment naturally lent itself to getting involved with and supporting the School and its community, which we did by sponsoring the School's major annual fundraiser, The Wadestown School Home & Garden Walk event.





\$0.6M

Completion Date: to be completed 2024

Strathmore Ave

18–26 Strathmore Ave,
Strathmore Park, Wellington

Project Manager: Aaron Stephens (Snr), Ryan Howatson

Quantity Surveyor: Nitin Patel

Site Manager: Jacob Purdie-Smith

The development at 18–26 Strathmore Ave, Strathmore Park is a **Kāinga Ora – Homes and Communities** development that consists of 8, two-storey units of timber frame construction build upon concrete slabs.

A little smaller than the majority of projects Aoraki have taken on to date, the Strathmore Ave development is a great opportunity for our Project and Site Managers, Aaron and Jacob, to get back to their roots, both being qualified carpenters by trade.

This is also our first Homestar accredited project, whereby we must achieve the requirements of a Homestar 6 rating. While much of this is achieved in the design and materials specifications, there is an additional onus on us to ensure that we minimize site waste, redirecting waste from landfill as much as possible. Needless to say this is a welcome metric which we have no problem meeting!





\$6.65M

Completion Date: to be completed 2024

Armstrong's

8 Barker St, Te Aro, Wellington



Project Manager: Aaron Worthy
Quantity Surveyor: Emma-Jane Kung
Site Manager: Aaron Connolly

This **Archaus** designed upgrade of the facilities at Armstrong's in Wellington consists of two parts; the removal of the existing Barker St workshop and its replacement with a modern highly specified version, and an extension of and alterations to the Porsche building on Cambridge Terrace.

The workshop presents some interesting construction challenges, such as the excavation and installation of car service pits in contaminated ground and below the in-ground water level, and the underpinning of the adjacent building's structure while we install it's new foundations. All the while ensuring that the Armstrong's showrooms can continue on business as usual!









Me kōrero, Let's chat!

If you have property, development or construction needs,
or know someone who does, we would be delighted to hear from you.

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