

STRICTLY EMBARGOED: UNTIL 10:30PM, FRIDAY 14 JUNE 2024

Wellington development takes top honours and multiple accolades in 2024 Property Industry Awards

Auckland, 14 June 2024: 8 Willis Street & Stewart Dawson's Corner is the standout property in this year's Property Council New Zealand Rider Levett Bucknall Property Industry Awards.

For the past 34 years the Property Industry Awards has been the most prestigious property awards programme in Aotearoa New Zealand celebrating excellence in design and innovation in the built environment. This year's ceremony was held tonight at Spark Arena.

Taking home the Rider Levett Bucknall Supreme Award as well as category wins in the RCP Commercial Office Property Award and the Naylor Love Heritage & Adaptive Reuses Property Award, 8 Willis Street & Stewart Dawson's Corner is an integration and expansion of two properties on Lambton Quay.

In addition to these accolades the building also boasts significant sustainable credentials – and was awarded Excellence in the Resene Sustainable Building Property Award category too.

Owner and developer Argosy Property Ltd leveraged its experience with previous Green Star projects to develop Wellington's first Built 6 star Green Star building featuring dynamic dampers to absorb earthquakes and decarbonisation strategies to lower overall carbon emissions by 38% over a 60-year lifespan.

The result is 18,700m² of premium mixed-use space which has enabled the tenant to achieve a people-centered workspace reflective of cultural narratives and values including manaakitanga (hospitality) and kaitiakitanga (guardianship). In addition, the building retains its original heritage façade.

The judging panel were particularly impressed not only by the complexity of the build but also the thoughtfulness of the construction. Andrew Evans, chief judge, Property Industry Awards said: "This is a particularly tight site which makes construction, waste sorting on premise and rubble removal tricky, further impacted by the need to maintain the original structure on the frontage. But the Argosy team approached challenges like this, along with the rest of the project, in an innovative manner, capitalising on all their learnings over the last 10 years of sustainable building.

"They looked for local trades to help with the project as they uncovered unexpected issues along the way, giving ten percent of the procurement to Māori businesses. It's a stunning achievement and a great case study for engineers and the property industry of what to do."

Well subscribed across the categories

This building, while clearly a standout, is among great company with the Awards receiving over 130 entries this year – the highest number to date. The Kāinga Ora Community & Affordable



Housing category saw a significant number of entries, along with the Templeton Group Multi-Unit Residential and Colliers Project Leaders Education categories. The winning properties here were the Riccarton Road Project in Christchurch and Wellington’s Victoria Lane Apartments respectively.

Said Evans: “Many of the entries were projects that had been started pre-Covid which naturally added significant challenges and complexity to them. However, the overall resilience and innovation of these teams to minimise costs and time lost was remarkable.

“We were also all really impressed by the passion of the people involved in the projects, especially in the Kāinga Ora Community & Affordable Housing Property Award space. The teams we spoke to had a focus far greater than just fulfilling their job description – they showed a real intention to create comfortable, beautiful spaces with clever solutions designed to be fit-for-purpose for residents.”

The 2024 awards also saw a new category added – the Oceania Retirement Living & Aged Care Property Award which went to The Helier in Auckland.

“Good buildings are designed with intention about who will use and occupy them in the future and this property has really achieved this. This building has focused on accessibility and quality finishes be it through the inclusion of ramps and walkways, to a fully equipped leisure centre and concierge and chauffeur on call. The site offers both luxurious individual accommodation and care suites allowing for a seamless transition for residents should their needs change.”

Wellington in full bloom

In addition to the above, two more Wellington properties took top honours this year with a further nine receiving Excellence or Merit awards. The other category winners in the region include the Warren and Mahoney Civic, Health & Arts Property Award for Tākina - Wellington Convention and Exhibition Centre and the Templeton Group Multi-Unit Residential Property Award for the Victoria Lane Apartments.

“Tākina - Wellington Convention and Exhibition Centre is a space that truly celebrates Wellington,” said Evans.

Gifted by Taranaki Whānui the name ‘Tākina’ means to “invoke”, “connect” or “bring forth”.

“The building has a beautiful flow with multiple open areas, really living up to its name of providing a space for people to connect. The bulk of the development and building team come from the region and they have created a multi-use building that can cater for events of all sizes providing much-needed infrastructure and service that will provide ongoing economic benefit to the community.”

Building communities

The impact that a new development has on a community was a strong theme for the judges this year. Another great example of this is this year’s Yardi Retail Property Award winner, Invercargill Central.



This new precinct has created a pedestrian friendly, attractive and enticing town centre which delivers an upgraded retail hub for the local community focused on user enjoyment. The internal retail planning strategy is designed to maximise existing pedestrian flows throughout whilst remaining respectful of the site's history and neighbouring environment.

Said Evans, "the developers worked closely with the council and the private owners of the site resulting in a well thought out retail block which integrates well with the surrounding infrastructure. You can't underestimate the positive impact of something of this scale in a small town. This new site is welcoming people back."

Property Council New Zealand chief executive Leonie Freeman said, "This year's winners truly demonstrate the impact that a property can have on the people and businesses it is designed to house. More than just beautiful buildings, the award winners shape communities, crafting spaces for New Zealanders to live, work and play. And, in turn these property owners and the property industry are important contributors to the country's economy."

ENDS

FOR FURTHER COMMENT PLEASE CONTACT:

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For media use: images for each of the winning projects are available [here](#) along with b-roll footage of 8 Willis Street & Stewart Dawson's Corner. Please credit the photographer where mentioned in the file name.

Provided below for media use is the following:

- Full list of winners and context about the Awards
- Detailed summary per project
- The relevant PR contact for each winning project. **Please do NOT contact this person prior to the stated embargo (10:30pm on Friday 14 June 2024).**

For more information please contact:

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NOTES TO EDITORS

Property Council New Zealand Property Industry Awards 2024 results:

Rider Levett Bucknall Supreme Award

8 Willis Street & Stewart Dawson's Corner, Wellington

1. RCP Commercial Office Property Award

Best in category: 8 Willis Street & Stewart Dawson's Corner, Wellington

Excellence: 44 Bowen Street, Wellington; Auckland Rail Operations Centre, Auckland

Merit: 3 Te Kehu Way, Auckland; 6-8 Munroe Lane, Auckland; Amohia Ake/ACC Building, Hamilton; Stantec Building, Auckland

2. Naylor Love Heritage & Adaptive Reuses Property Award

Best in category: 8 Willis Street & Stewart Dawson's Corner, Wellington

Excellence: Ayrburn, Arrowtown; B201 Redevelopment, Auckland; HB Central, Auckland; Holy Trinity Church Hall, Auckland; Kilwinning, Christchurch

Merit: BestStart Hobsonville, Auckland; Blue Mountains Campus (Stage 1), Wellington; Monte Christo Winery, Otago; Newtown Community Centre / Te Whare Hapori o Ngā Puna Waiora, Wellington; Toi Mahara - the Kāpiti District Gallery, Waikanae

3. Warren and Mahoney Civic, Health & Arts Property Award

Best in category: Tākina - Wellington Convention and Exhibition Centre, Wellington

Excellence: Hillmorton Specialist Mental Health Services, Christchurch; New Brighton Surf Life Saving Club, Christchurch; Newtown Community Centre / Te Whare Hapori o Ngā Puna Waiora, Wellington; Rotorua Lakefront Redevelopment, Rotorua; Te Pou ō Mata-Au | Clutha District War Memorial & Community Centre, Balclutha

Merit: Bidwill Trust Hospital - Radiology Extension, Timaru; Queenstown Corps, Queenstown; Starship Children's Hospital, Auckland; Te Iwitahi - Whangārei Civic Centre, Whangārei; Te Kete Aronui Rototuna Library and Public Realm, Hamilton; Te Whare Whakatere - Ashburton Library and Civic Centre, Ashburton; Toi Mahara - the Kāpiti District Gallery, Waikanae

4. Kāinga Ora – Homes and Communities Community & Affordable Housing Property Award

Best in category: Riccarton Road Project, Christchurch



Excellence: Bader Ventura, Auckland; Manaaki, Auckland; Oxford Terrace, Lower Hutt; Te Kī a Alasdair Apartments, Wellington; Te Mātāwai Greys Ave Auckland; Willard Street Social Housing, Christchurch

Merit: 54 Parkhaven Drive, Auckland; Aroha, Auckland; Harrison Street, Wellington; Hutcheson Street units, Blenheim; Papaioea Place Redevelopment for Social Housing, Palmerston North; Puriri Park Road, Whangārei

5. Colliers Project Leaders Education Property Award

Best in category: The Pā, Hamilton

Excellence: Ahutoetoe School at Milldale, Auckland; B201 Redevelopment, Auckland; Tauranga Boys' College - 12 Classroom Block, Tauranga; Te Kura o Manunui, Tauranga; Tuhiraki AgResearch Building, Lincoln; Windy Ridge School - Te Whare Ako, Auckland

Merit: BestStart Hobsonville, Auckland; Laidlaw College Campus, Auckland; Marian College, Christchurch; Northcote Intermediate School (New classroom block), Auckland; Oteha Valley School, Auckland; Silverdale School, Auckland; Waimarie Science Facility, Christchurch.

6. CBRE Industrial Property Award

Best in category: Maersk Hamilton Coldstore, Hamilton

Excellence: Cardinal Drury Automated Warehouse, Auckland; Mainfreight Favona, Auckland; Tāwharau Lane, Auckland.

Merit: 25-27 Landing Drive, The Landing Business Park, Auckland; 88 Hobsonville Road, Auckland; Altus - Te Rapa Gateway, Hamilton; Bluebird Foods Automated Warehouse, Auckland; Kmart Distribution Centre - Ruakura, Hamilton; Linton Maintenance Support Facility - Farrier Lines, Palmerston North; LPC Te Whare Whakatika maintenance workshops, Christchurch.

7. Templeton Group Multi-Unit Residential Property Award

Best in category: Victoria Lane Apartments, Wellington

Excellence: Cambridge Quarter, One Central, Christchurch; Te Rangihiroa, Dunedin; The Blake, Auckland; The Onehunga Mall Club, Auckland; The Oxford Apartments, Christchurch

Merit: 245 Kepa, Auckland; Aroha, Auckland; College & Mason, Auckland; Koa Flats, Auckland; Manaaki, Auckland; Milford 110, Auckland; Richmond Fellow, Auckland

8. Yardi Retail Property Award

Best in category: Invercargill Central, Invercargill

Merit: Les Mills, Dunedin; Willis Lane, Wellington

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9. Oceania Retirement Living & Aged Care Property Award

Best in category: The Helier, Auckland

Excellence: Red Beach Vivid Living, Auckland; The Foundation - Nathan Residences, Auckland

Merit: Metlifecare Fairway Gardens Retirement Village, Auckland; Summerset on the Landing, Wellington; The Bellevue, Christchurch

10. Resene Sustainable Building Property Award

Best in category: B201 Redevelopment, Auckland

Excellence: 3 Te Kehu Way, Auckland; 8 Willis Street & Stewart Dawson's Corner, Wellington; LowCO, Auckland; Stantec Building, Auckland; Tāwharau Lane, Auckland; Te Kī a Alasdair Apartments, Wellington; Te Whare Whakātere - Ashburton Library and Civic Centre, Ashburton; Tuhiraki - AgResearch Lincoln Headquarter Building, Lincoln

Merit: 6-8 Munroe Lane, Auckland; Hillmorton Specialist Mental Health Services, Christchurch; Waiata Shores Neighbourhood Centre, Auckland

11. Holmes Group Tourism & Leisure Property Award

Best in category: Ayrburn, Arrowtown

Excellence: FLOCKHILL Homestead, Canterbury; Kiwa Pools, Gisborne

Merit: Christchurch Netball Centre, Christchurch; The Botanic Clubhouse and Poolhouse, Auckland

12. Property Council New Zealand Member Laureate

Antony Gough, The Terrace

ADDITIONAL INFORMATION FOR MEDIA

ABOUT THE AWARDS

The prestigious Property Council New Zealand Property Industry Awards are presented to outstanding property projects, developments or substantive refurbishments across New Zealand.

The Awards are highly regarded for their focus on efficient use of capital. Projects are awarded for meeting a wide range of criteria to provide an outstanding return and/or delivery of service potential on investment of funds and maximum community benefit for public buildings.

JUDGING CRITERIA

Each nominee is assessed against the following criteria:

- Economic and financial criteria 30%
- Project vision and innovation (includes degree of difficulty) 15%
- Design and construction 20%
- Owner and user satisfaction 15%
- Sustainability and efficiency of operation 20%

Visit the [Property Industry Awards website](#) for more information or to download the full list of nominees.

SUMMARY PER PROJECT

Rider Levett Bucknall Supreme Award & RCP Commercial Office Property Award & Naylor Love Heritage & Adaptive Reuses Property Award

8 Willis Street & Stewart Dawson's Corner, Corner of Willis Street & Lambton Quay, Wellington

8 Willis and Stewart Dawson's Corner (SDC) is an integration and expansion of two previously challenged properties on Lambton Quay. These prominent properties provide 18,700m² mixed of premium mixed-use space. Encompassing learnings from Argosy's previous Green Star projects the design team pushed the boundaries, implementing innovations and strategies for decarbonisation, seismic resilience, and heritage adaptation. The outcome of this experience is Wellington's first Built 6 star Green Star building, that features:

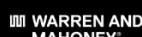
- 5.5 NabersNZ rating
- 130%NBS rating, use of dynamic dampers to absorb earthquakes, the engineering of which has been recognised with the 2023 international Istruc award.
- A seamlessly integrated base build and fit out design of 8 Willis that enabled the tenant to achieve a people-centered workspace reflective of cultural narratives and values including manaakitanga (hospitality), kaitiakitanga (guardianship).
- A heritage project par excellence" according to Ian Bowman.
- 38% lower overall carbon emissions over a 60year lifespan.

- Owner/developer: Argosy Property
- Construction: McKee Fehl Constructors
- Architect: Architecture Plus

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- Structural engineer: Beca
- Service engineer: BlackYARD Engineering
- Mechanical engineer: COR Associates
- Building enclosure engineer: Drew Hakin Consulting
- Quantity surveyor / project manager: PHC
- Fire engineer: Cognition
- Independent commissioning agent: Cosgroves

PR contact: Stephen Freundlich

021 472 872 / sfreundlich@argosy.co.nz

RCP Commercial Office Property Award

Other winners (aside from Supreme Winner, 8 Willis Street) in this category were:

Excellence

- 44 Bowen Street, Wellington
- Auckland Rail Operations Centre, Auckland
- HB Central, Auckland

Merit

- 3 Te Kehu Way, Auckland
- 6-8 Munroe Lane, Auckland
- Amohia Ake/ACC Building, Hamilton
- Stantec Building, Auckland

Naylor Love Heritage & Adaptive Reuses Property Award

Other winners (aside from Supreme Winner, 8 Willis Street) in this category were:

Excellence:

- Ayrburn, Arrowtown
- B201 Redevelopment, Auckland
- HB Central, Auckland
- Holy Trinity Church Hall, Auckland
- Kilwinning, Christchurch

Merit:



- BestStart Hobsonville Auckland
- Blue Mountains Campus (Stage 1), Wellington
- Monte Christo Winery, Otago
- Newtown Community Centre / Te Whare Hapori o Ngā Puna Waiora, Wellington –
- Toi Mahara - the Kāpiti District Gallery, Waikanae

Warren and Mahoney Civic, Health & Arts Property Award

Tākina - Wellington Convention and Exhibition Centre

50 Cable Street, Wellington 6011

Tākina is Wellington's celebrated new 18,000sqm Convention and Exhibition Centre. Built on a 5,500sqm site opposite Te Papa Tongarewa, it is Aotearoa's first convention centre to achieve a 5 star Green Star NZ certified rating.

Tākina is Wellington's largest built-infrastructure investment since the Sky Stadium 20 years ago. Through exceptional teamwork, it was delivered on time and with a modest budget, despite being a complex civic project built during the height of the COVID-19 pandemic. Highlights include Tākina's elegant architecture, close iwi involvement in the design narrative, the adaptability of its numerous generous spaces which include the country's largest gallery space, base-isolation and a structural diagrid for superior seismic resilience, and sustainability features that reduce carbon emissions and energy use by 60-70%.

Built to attract international and domestic conferences, Tākina has already injected c.\$24 million of spending into Wellington's economy in its first six months – much more than forecast.

- Owner: Wellington City Council
- Developer: Willis Bond
- Construction: LT McGuinness
- Architect: Studio Pacific Architecture
- Structural engineer: Dunning Thornton Consultants
- Service/mechanical engineer: Beca
- Building enclosure engineer: Mott MacDonald
- Quantity surveyor: Rider Levett Bucknall
- Fire engineer: Holmes Fire
- Geotechnical engineer: Tonkin + Taylor

PR contact: Miranda Richardson

0276445048 / miranda@willisbond.co.nz

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Excellence:

- Hillmorton Specialist Mental Health Services, Christchurch
- New Brighton Surf Life Saving Club, Christchurch
- Newtown Community Centre / Te Whare Hapori o Ngā Puna Waiora, Wellington
- Rotorua Lakefront Redevelopment, Rotorua
- Te Pou ō Mata-Au | Clutha District War Memorial & Community Centre, Balclutha

Merit:

- Bidwill Trust Hospital - Radiology Extension, Timaru
- Queenstown Corps, Queenstown
- Starship Children's Hospital, Auckland
- Te Iwitahi - Whangārei Civic Centre, Whangārei
- Te Kete Aronui Rototuna Library and Public Realm, Hamilton
- Te Whare Whakaterere - Ashburton Library and Civic Centre, Ashburton
- Toi Mahara - the Kāpiti District Gallery Waikanae

Kāinga Ora – Homes and Communities Community & Affordable Housing Property Award

Riccarton Road Project

219-225 Riccarton Road, Riccarton, Christchurch

Riccarton Road is the first high-density, Full Universal Design (FUD) apartment complex Kāinga Ora has delivered in Christchurch.

Built on a 1751m² site previously occupied by four earthquake damaged homes, the development comprises a three-level apartment containing 15 one-bedroom units and five one-and-a-half-bedroom units for residents who need carer or whānau support. Onsite amenities include a community room, communal laundry and parking.

Riccarton Road is the first Kāinga Ora development in the South Island to achieve 8-Homestar V4.1 rating, and the first new building in New Zealand to be installed with the Allume SolShare system, which takes electricity generated by solar roof panels and shares it equally among each resident.

Designed to improve the health and wellbeing of older customers and/or those with disabilities, Riccarton Road provides high levels of accessibility and excellent thermal comfort and efficiency – a key benefit in a climatically variable city.

- Owner/developer: Kāinga Ora - Homes and Communities

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- Construction: Consortium Construction
- Architect: Architectus
- Structural engineer: Ruamoko Solutions
- Service/mechanical engineer: Cosgroves
- Quantity surveyor: BQH
- Project manager: Kāinga Ora - Homes and Communities
- Civil engineer: Kirk Roberts Consulting
- ETC: WSP

PR contact: Claire Watts

021 225 9454 / claire.watts@kaingaora.govt.nz

Excellence:

- Bader Ventura, Auckland
- Manaaki, Auckland
- Oxford Terrace, Lower Hutt
- Te Kī a Alasdair Apartments, Wellington
- Te Mātāwai Greys Ave Auckland
- Willard Street Social Housing, Christchurch

Merit:

- 54 Parkhaven Drive, Auckland
- Aroha, Auckland
- Harrison Street, Wellington
- Hutcheson Street units, Blenheim
- Papaioea Place Redevelopment for Social Housing, Palmerston North
- Puriri Park Road, Whangārei

Colliers Project Leaders Education Property Award

The Pā

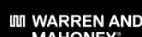
University of Waikato, Hillcrest Road, Hamilton

Located in Hamilton, New Zealand, The University of Waikato's Hillcrest campus features an ambitious new project which forms a new community gateway and cultural facility to enhance and enliven the campus. The Pā is an iconic mass timber building created to serve as a whare, student hub and home of the Faculty of Māori and Indigenous Studies and the Office of the

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Vice-Chancellor. The building can accommodate conferences and graduation ceremonies with up to 800 seated guests and host performances, cultural events and corporate functions. A connector building joins the upper-level offices with a bridge structure and circulation stair core which enhances connection to lower parts of the campus. This visionary project reinforces Waikato's commitment to innovation and creativity and celebrates the diversity of its people.

- Owner: University of Waikato
- Construction: Hawkins
- Architect: Jasmx, Architectus
- Structural/service/mechanical engineer: Beca
- Building enclosure engineer: Mott MacDonald
- Quantity surveyor: Rider Levett Bucknall
- Project manager: Colliers Project Leaders
- Other consultants: Boffa Miskell

PR contact: Tony Kavanagh

021911568 / tony.kavanagh@waikato.ac.nz

Excellence

- Ahutoetoe School At Milldale, Auckland
- B201 Redevelopment, Auckland
- Tauranga Boys' College - 12 Classroom Block, Tauranga
- Te Kura o Manunui, Tauranga
- Tuhiraki AgResearch Building, Lincoln University, Lincoln
- Windy Ridge School - Te Whare Ako, Auckland

Merit:

- BestStart Hobsonville, Auckland
- Laidlaw College Campus, Auckland
- Marian College, Christchurch
- Northcote Intermediate School (New classroom block), Auckland
- Oteha Valley School, Auckland
- Silverdale School, Auckland
- Waimarie Science Facility, Christchurch

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CBRE Industrial Property Award

Maersk Hamilton Coldstore

5 Aka Matua Lane, Hamilton

The Maersk Hamilton Coldstore is an 18,000m² coldstore facility on a 4.5-hectare site, adjacent to the Ruakura Inland Port. The facility is a fully convertible temperature-controlled space with temperatures ranging from -25°C to 15°C. It can provide storage for over 21,000 pallets of cold chain products. Strategically located in the Ruakura Superhub, the new facility is next to the new SH1 dual carriage way, the key transport corridor between Hamilton and Auckland. The site is adjacent to the Ruakura Inland Port, providing a seamless link to the Ports of Tauranga and Auckland, allowing the facility to better service both the export regions and the key import markets in the North Island. A key strategic driver for the facility was its sustainability credentials as a result the facility is targeting the highest possible Green Star rating of 6 stars.

- Owner/developer: Maersk Logistics New Zealand
- Construction: Apollo Projects
- Architect/structural engineer/building enclosure engineer: Stiles and Hooker
- Service engineer: Butterworth Electrical Services
- Mechanical engineer: CoolLogic
- Quantity surveyor: BQH
- Project manager: TMX Transform
- Other consultants: Electrical Consulting Services, Eugene Kara

PR contact: Courtney Robinson

+61 493 277 576 / courtney.robinson@tmxtransform.com

Excellence:

- Cardinal Drury Automated Warehouse, Auckland
- Mainfreight Favona, Auckland
- Tāwharau Lane, Auckland

Merit:

- 25-27 Landing Drive, The Landing Business Park, Auckland
- 88 Hobsonville Road, Auckland
- Altus - Te Rapa Gateway, Hamilton
- Bluebird Foods Automated Warehouse, Auckland
- Kmart Distribution Centre - Ruakura, Hamilton
- Linton Maintenance Support Facility - Farrier Lines, Palmerston North

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- LPC Te Whare Whakatika maintenance workshops, Christchurch

Templeton Group Multi-Unit Residential Property Award

Victoria Lane Apartments

161 Victoria Street, Wellington

In 2016 the Kaikoura earthquake rocked Wellington and reignited debates on how to futureproof the capital. In response, Willis Bond developed Victoria Lane Apartments (VLA), Wellington's first base-isolated apartment building, setting a new standard for large-scale residential seismic resilience.

Located at 161 Victoria Street and part of Willis Bond's transformational Cuba Precinct development, the 17-storey building houses 123 premium apartments, three levels of large open-plan office, ground floor retail and lobby spaces – all of which are sold. Its credentials include a 100%+ NBS rating, 7 Homestar design accreditation, architectural excellence, and happy homeowners and renters.

With Wellington's population forecast to increase between c.50,000 – 80,000 over the next three decades, Victoria Lane Apartments represents density par excellence. It provides a substantial quantity of seismically-safe, high-quality homes, workplaces, and retail spaces and nurtures its occupants, who enjoy an easy city lifestyle and openly love living in their new homes.

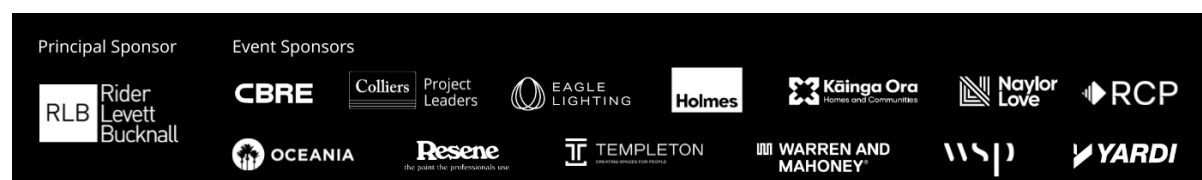
- Owner: Cuba Holdings Limited Partnership
- Developer: Willis Bond
- Construction: LT McGuinness
- Architect: Athfield Architects
- Structural engineer: Dunning Thornton Consultants
- Service/mechanical engineer: Beca
- Building enclosure engineer: Mott MacDonald
- Quantity surveyor: Barnes Beagley Doherr
- Project manager: RCP
- Geotechnical engineer: Tonkin + Taylor
- Fire engineer: Holmes Fire

PR contact: Miranda Richardson

0276445048 / miranda@willisbond.co.nz

Excellence:

- Cambridge Quarter, One Central, Christchurch



- Te Rangihiroa, Dunedin
- The Blake, Auckland
- The Onehunga Mall Club, Auckland
- The Oxford Apartments, Christchurch

Merit:

- 245 Kapa, Auckland
- Aroha, Auckland
- College & Mason, Auckland
- Koa Flats, Auckland
- Manaaki, Auckland
- Milford 110, Auckland
- Richmond Fellow, Auckland

Yardi Retail Property Award

Invercargill Central

39 Esk Street, Invercargill

The transformational Invercargill Central is an ambitious project involving the redevelopment of an expansive 15,137sqm city block in central Invercargill. The entire site was envisioned as a cohesive, masterplanned precinct with curated retail, hospitality, entertainment and commercial zones, connected by new and existing pedestrian links. The centre comprises 47 retail tenancies, a childcare centre, five restaurant tenancies, four office tenancies and four levels of parking. An integrated, nine-storey commercial office building is located on a prominent corner adding nine stories of prime commercial space and creating a new landmark on the skyline. Respecting the city's heritage, Invercargill Central provides a community hub with public social spaces that are integrated with and enhance the Invercargill urban grain. The project reimagines the urban fabric of the CBD as a dynamic, walkable community hub supporting social engagement and future economic growth.

- Owner/developer: Invercargill Central
- Construction: Amalgamated Builders
- Architect: Buchan
- Structural engineer: Lewis Bradford Consulting Engineers
- Service/mechanical engineer: Cosgroves
- Quantity surveyor: WT
- Project manager: Invercargill Central, Cronos Projects
- Fire engineer: Holmes Fire

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- Town planner: Bonisch

Photographer credit: Dennis Radermacher - Lightforge

PR contact: Sonya Fynmore

021 404 206 / sonya.fynmore@winton.nz

Merit:

- Les Mills, Dunedin
- Willis Lane, Wellington

Oceania Retirement Living & Aged Care Property Award

The Helier

28 Waimarie Street, St Heliers, Auckland

The Helier by Oceania offers unparalleled luxury retirement and aged care living. This unique property has been designed with a discerning resident front and foremost - combining beautifully curated spaces, hotel-like services and a level of amenity that is second to none. Located in the heart of St Heliers and with intentional property orientation design, it fits seamlessly into the local surround, offering 360-degree views over the Waitematā Harbour and Auckland CBD. The 13,479m² site accommodates 79 independent living apartments and 32 premium care suites. Amenities include a fine dining restaurant, gym and wellness centre, indoor swimming and spa pool, wine library, cinema, beauty salon, billiard room, and private garage. The stylish, open plan residents' lounge connects to an outdoor courtyard with sweeping views over Glover Park towards Rangitoto. Now fully operational, The Helier has established a new standard of sophistication for New Zealand's retirement and aged care living market.

- Owner/developer: Oceania
- Construction: Argon Constructors
- Architect: Peddlethorp
- Structural engineer: MSC Consulting Engineers
- Service/mechanical/building enclosure engineer: Babbage Consultants
- Quantity surveyor: Dean, Murray & Partners
- Project manager: Oceania
- Landscape architect: Greenwood Associates

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- Geotechnical engineer: Tetra Tech Coffey

PR Contact: Sandra Daniel

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Excellence:

- Red Beach Vivid Living, Auckland
- The Foundation - Nathan Residences, Auckland

Merit:

- Metlifecare Fairway Gardens Retirement Village, Auckland
- Summerset on the Landing, Wellington
- The Bellevue, Christchurch

Resene Sustainable Building Property Award

B201 Redevelopment

10 Symonds Street | 15 Wynyard Street, Auckland 1010

The B201 redevelopment project for the University of Auckland has transformed the 50-year-old Social Sciences Building, located on a 6,000sqm site, into a world-leading educational environment for the faculties of Education and Social Work, Arts, and Creative Arts and Industries.

The building now forms the gateway to the cultural heart of the University's City Campus and signals partnership between the University and mana whenua, Ngāti Whātua Ōrākei, with narratives of cultural significance woven throughout the design.

Its innovative adaptive reuse strategy establishes a new standard for sustainable design. The project reduces embodied carbon, energy consumption, carbon emissions, and water usage while offering numerous ecological, cultural and community benefits.

With a 6 star Green Star Certified Design rating, the 26,500sqm building is one of New Zealand's most sustainable developments and a world-leading exemplar of low carbon design, providing a future-focused academic environment for its faculties.

- Owner/developer: Waipapa Taumata Rau, University of Auckland
- Construction: Hawkins
- Architect: Jasmx

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- Structural/mechanical engineer: Beca
- Service engineer: Beca, Pacific Commissioning and Coordination (ICA)
- Building enclosure engineer: Thermosash
- Quantity surveyor: Barnes Beagley Doherr
- Project manager: Precon
- Cultural consultants: Haumi
- Environmentally Sustainable Design (ESD) Beca

PR contact: Tristram Collett

0220254796 / tristram.collett@auckland.ac.nz

Excellence:

- 3 Te Kehu Way, Auckland
- 8 Willis Street & Stewart Dawson's Corner, Wellington
- LowCO, Auckland
- Stantec Building, Auckland
- Tāwharau Lane, Auckland
- Te Kī a Alasdair Apartments, Wellington
- Te Whare Whakaterere - Ashburton Library and Civic Centre, Ashburton
- Tuhiraki - AgResearch Lincoln Headquarter Building, Lincoln

Merit:

- 6-8 Munroe Lane, Auckland
- Hillmorton Specialist Mental Health Services, Christchurch
- Waiata Shores Neighbourhood Centre, Auckland

Holmes Group Tourism & Leisure Property Award

Ayrburn

1 Ayr Avenue, Arrowtown

Nestled between Queenstown and Arrowtown, is New Zealand's latest food and wine destination - Ayrburn. Established in 1864, Ayrburn was one of the first and most successful farms in the area. Existing heritage buildings have been meticulously restored and an incredible amount of time and passion has gone into revitalising this circa 12.6ha property enabling it to be shared with the public as a world-class wine and culinary experience. The precinct is made up of 9 unique venues in total. The first stage, which is the scope of this

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submission, opened to the public in December 2023. This includes the restored heritage buildings - The Woolshed (a former Stables and Woolshed) including a new build supporting Annex, The Manure Room (a former Cart Shed), The Burr Bar (the former cookhouse and original homestead), The Dairy (former dairy), and The Dell (a communal events space).

- Owner: Winton Land
- Developer: Ayrburn Precinct (a subsidiary of Winton)
- Construction: Cook Brothers Construction, The Builders
- Architect: SA Studio
- Project manager: Winton Land
- Structural engineer: Engco
- Service engineer: Aquaheat New Zealand, Caldwell & Levesque, Cosgroves
- Mechanical engineer: Aquaheat New Zealand
- Fire engineer: Cosgroves
- Quantity surveyor: Qube
- Heritage consultant: Origin Consultants
- Ecology consultant: SLR Consulting

PR contact: Sonya Fynmore

021 404 206 / sonya.fynmore@winton.nz

Excellence:

- FLOCKHILL Homestead, Canterbury
- Kiwa Pools, Gisborne

Merit:

- Christchurch Netball Centre, Christchurch
- The Botanic Clubhouse and Poolhouse, Auckland

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