



Canterbury Yearly Reflection

2021/2022





since 1910

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



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## GRAEME EARL

Regional Director  
Canterbury & Nelson

**"2021 sees Naylor Love reach a unique milestone, celebrating 111 years in business.**

There are few privately owned New Zealand businesses, let alone construction companies that can claim this longevity. With seven regional offices and turnover exceeding \$650m per annum, our drive to be "measurably the best" has seen us continue to grow and deliver superb results for our shareholders. The Naylor Love brand is truly respected within the construction industry, and our entire team is exceptionally proud to be delivering the "Future Heritage" of New Zealand."

## Naylor Love Canterbury Reflections on the year

We celebrated several milestone achievements over the past 18 months, many of which are outlined within. Naylor Love Canterbury has delivered more than \$116m worth of construction on average over the past three years and has cemented our presence in the Nelson/Marlborough region with the establishment of a partnership with respected Nelson-based Gibbons Construction Ltd in late 2019. Gibbons Naylor Ltd combines the strength of two traditional family-owned construction firms, reflecting the history of 40-plus years of Gibbons Construction in Nelson/Marlborough along with the 111 years of Naylor Love across New Zealand.

Naylor Love Canterbury and Gibbons Naylor have a combined team of over 170 highly experienced professionals across both regions, including significant in-house trade resource. We continue to attract new personnel with expertise, further strengthening our project delivery capabilities. People join our company for the unique opportunities we provide, and more importantly, because their values strongly align with ours. We strive to maintain a good work/life balance for all alongside providing valuable opportunities for individuals' continued learning and career growth. We foster a diverse and inclusive environment ensuring equal opportunity for all, encouraging all to pursue their true passion. Our success is driven by integrity, our continued pursuit for excellence and our pursuit for opportunities with like-minded clients.

The region's most notable achievement has been securing the opportunity to become involved in the Christ Church Cathedral Reinstatement Project to progress the reinstatement of this iconic national landmark. This building is one of the last remaining reminders of the devastating 2010/11 earthquakes and will likely become the beacon signifying the conclusion of the Christchurch rebuild.

Environmental sustainability is a significant issue for the world, and Naylor Love Canterbury has actively grasped the challenge to significantly reduce our carbon footprint, being one of the first construction companies to become a member of Toitū Envirocare and measure its own carbon footprint. We have an active plan to reduce our carbon production by over 25% over the next four years with initiatives being driven by our concern for the planet, not based on a short-term balance sheet cost.

## Welcome to the 21/22 Yearly Reflection from Naylor Love Canterbury Ltd

As we move into the next 24 months and consider what may lay ahead for our industry under the ongoing COVID-19 cloud, we need to ensure that a healthy construction industry is maintained. There are several mega-projects coming to market across our regions, and we should ensure that these provide benefit to the wider community and utilise the skills of the local supply chain. We need to embrace this unique period and create opportunity to reskill those potentially dislocated from their long-term career, albeit maybe for a short time. Now more than ever is the time to support local businesses and circulate money within the local community. Our clients are already embracing this approach by developing construction contracts that encourage collaboration of local construction firms to deliver these one-off mega-projects. Our industry and local regions will be all the better for it.

Naylor Love Canterbury and Gibbons Naylor have an exciting couple of years ahead of it, including a solid secured pipeline with several new projects soon to commence. We look forward to partnering with clients and consultants to create future opportunities with like-minded businesses to collectively chart our way through this unprecedented period. Our strategy of embracing our client's deliverables and collaboratively working with them along with our supply chain will ensure that we remain the "Builder of Choice" in Canterbury and Nelson/Marlborough.

I am exceptionally proud to lead this team and I personally thank my staff along with our clients, consultants and supply chain for their trust and ongoing support. Our combined success is built upon these solid foundations.

## Message from the Naylor Love Enterprise Group CEO.

### KIA ORA

Welcome to Building People / He Whaihangā Tangata.

"Building People, Creating a Sustainable Future. He Whaihangā Tangata, He Waihangā Toitū Anamata. This statement defines what lies at the heart of Naylor Love and our greatest asset – our people."

We've packed a lot into those six words.

Building People acknowledges both our primary business as a construction company and our commitment to developing all those who make up the Naylor Love team.

Our vision for a Sustainable Future encompasses our focus on the wellbeing and diversity of our people, our determination to leave the planet a better place, and our efforts to ensure that the construction industry remains a great place to work.

After 111 years, Naylor Love is the recognised leader in vertical construction and New Zealand's largest privately-owned construction company.

We might have been expecting more birthday cake and less hand washing this year, but the Covid-19 pandemic has crystalised our leadership role in the industry.

I'm very proud of the way our team pulled together, particularly over the lockdown period, to work on essential projects, price new jobs, and do everything they could to ensure we hit the ground running the moment we got back on site.

Special mention must go to our health and safety team, led by Pete Lockhart.

As a member of the Construction Sector Accord, Naylor Love prepared comprehensive guidelines for managing building sites safely under alert levels two and three. This hard work gave the Government confidence to allow the construction industry to return to work at alert level three – more than two weeks earlier than most other industries.

I spent my lockdown advocating widely for the vertical/commercial construction sector. Sometimes it looked like the Government's 'shovel ready' stimulus package was focusing disproportionately on civil construction such as roads, but we managed to get the message out there that we must protect and create skilled jobs, build valuable public amenities and stimulate the economy by investing in vertical infrastructure such as schools, hospitals, community facilities and social housing.

The Naylor Love team includes construction workers, project managers, engineers, architects and quantity surveyors. Many of these men and women are leaders in their fields, but very few of them are inclined to boast about it – Building People will bring you their stories.

Ngā Mihi, **Rick Herd**, Naylor Love CEO

## Building People Creating a Sustainable Future



**Rick Herd**  
CEO, Naylor Love







Naylor Love has served the property industry in New Zealand for over 111 years. We are proud of our heritage, which has been built around a commitment to building long-term relationships and a policy of continuous improvement.



Spark Square Project - Spiral Staircase in the Atrium



# At a glance 2020

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



NAYLOR LOVE DELIVERED

**\$650M** worth of projects nationally

**\$116M** worth of projects in Canterbury

CANTERBURY CLIENT SURVEY RESULTS TELL US



Client satisfaction with the final project



Clients would **recommend and use** Naylor Love again





# Our services

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

**Design and build**

Design and build is a collaborative procurement method, where we work under a single contract to provide design and construction services. This offers many benefits to our clients, including single point of accountability, focus on buildability, cost certainty and savings, and improved risk management.

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**Pre-construction services**

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

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**Interiors and fit-outs**

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

**Seismic strengthening**

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

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**Environmentally sustainable construction**

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

Naylor Love, an active member of the Green Building Council since 2007, has a solid understanding and skill base for environmentally sustainable design and construction, with involvement in several Green Star pilot projects in both education and commercial sectors.

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**Heritage**

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

Naylor Love is a proud member of:



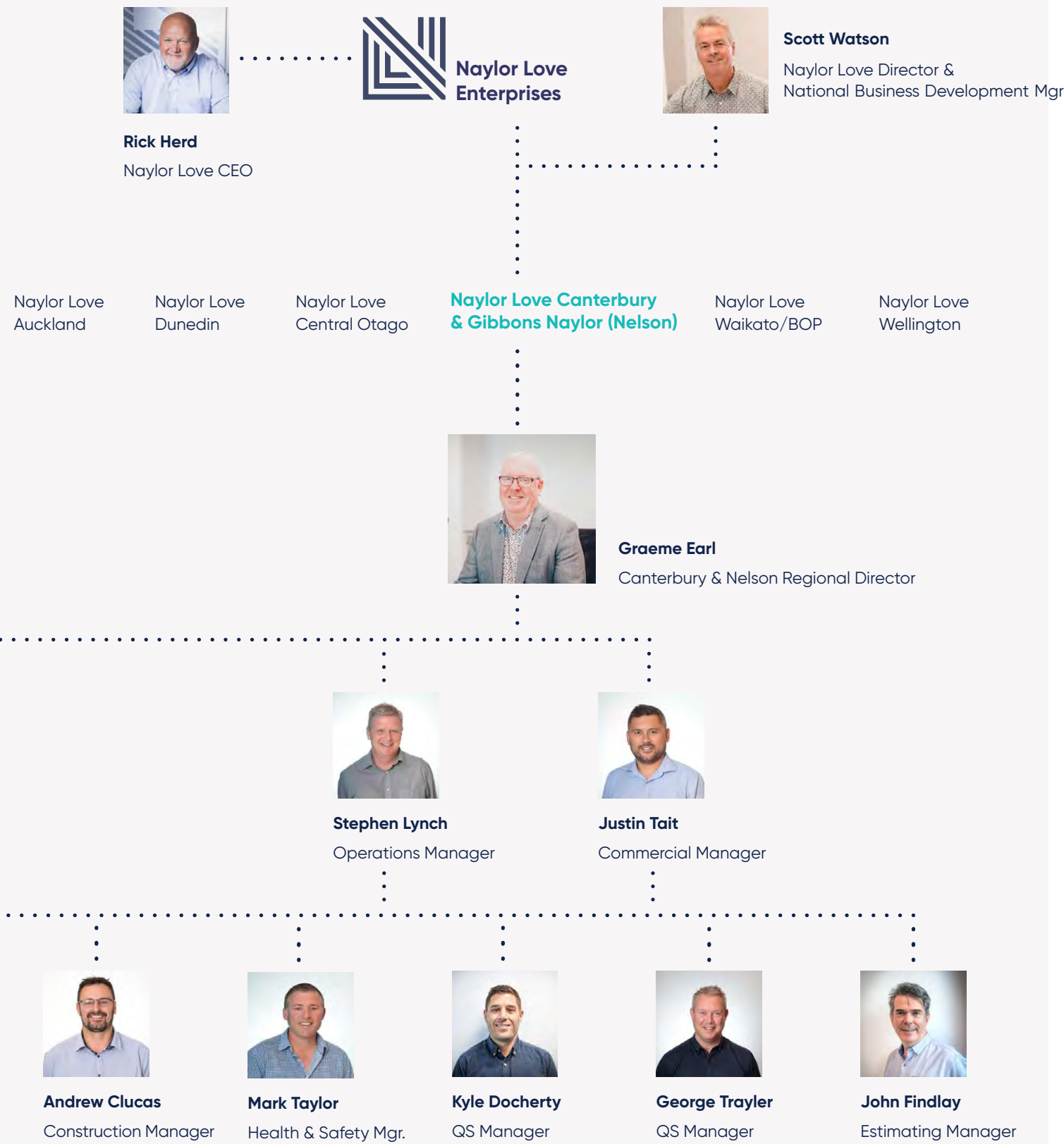


# Company structure

## Senior Management Organisational Structure

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

We've got a great team of dedicated professionals in our six regional divisions, each with an incredible range of experience and expertise to undertake construction projects of any size and nature. While one division will take overall responsibility for each project, we are able to leverage the skills and experience of over 700 staff to assemble the best possible team.





# Awards

/1

/2

/3

/4

/5

Naylor Love Canterbury consecutively won the most outstanding entry in the Registered Master Builders Supreme Awards for the years 2020 and 2021.

## Project Awards Won

### New Zealand Commercial Project Awards 2021

**Te Raekura Redcliffs School**  
 -Supreme Winner Award  
 -National Category Winner  
 -Gold Award / Education  
 -Value Award

**Paragon Apartments**  
 -National Category Winner  
 -Gold Award / Residential

**Ballantynes Redevelopment**  
 -National Category Winner  
 -Gold Award 2020 / Retail

**Spark Square**  
 -Gold Award 2020 / Commercial

### New Zealand Commercial Project Awards 2020

**St Bede's College New Chapel & Performing Arts Centre**  
 -Supreme Winner Award  
 -National Category Winner  
 -Gold Award / Education

**Nelson Airport Terminal Expansion**  
 -Innovation Award  
 -National Category Winner  
 -Gold Award / Civic

**New World Durham Street**  
 -Gold Award 2020 / Retail

### New Zealand Commercial Project Awards 2019

**The Woolstore & Te Ana Marina**  
 -Bronze Award 2019 / Civic

**Trafalgar Centre Re-inhabitation**  
 -Gold Award 2019 / Civic

**Waterfront House**  
 -Silver Award 2019 / Commercial

**Dalman Architects Christchurch Studio**  
 -Silver Award 2019 / Fit-out

**Dovedale Student Accommodation**  
 -Silver Award 2019 / Fit-out

### Property Council New Zealand Property Industry Awards 2020

**Nelson Airport Terminal**  
 Holmes Group Tourism and Leisure  
 Property Award - Merit

### NZIOB New Zealand Building Industry Awards 19/20

**Nelson Airport Terminal Expansion**  
 Highly Commended & Safety Excellence Award  
 Site Safe & CHASNZ Awarded to Gary Davidson

**New World Durham Street**  
 Excellence Award & Category Winner /  
 Projects \$10-\$20M Awarded to Craig Harris

**Men's Prison Management Unit**  
 Highly Commended & Safety Excellence Award /  
 Site Safe & CHASNZ Awarded to Grant Molloy

**The Woolstore & Te Ana Marina**  
 Highly Commended Award & Young  
 Achiever 2019 / Projects \$1.5-5M  
 Awarded to Tom Pyatt





# Community focus

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



**Christchurch City Mission**  
Ta Whare Mihana Ki Ōtautahi

Christchurch City Mission

Naylor Love proudly supports Christchurch City Mission. Christchurch City Mission provides tens of thousands of meals a year, offer emergency accommodation for men and women with nowhere else to go and run programmes for people to lift their life and work skills.



**Canterbury Charity Hospital Trust**

The incredible team at the Charity Hospital provide health services to people who have been turned down by the public health system and can't afford to pay for their treatment privately. Our Canterbury team continues to support CCHT to deliver important community healthcare initiatives.



**Big Brothers Big Sisters of New Zealand**  
Tuakana Tein

Big Brothers Big Sisters of New Zealand

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



**Isaac Theatre Royal**

Naylor Love proudly supports Isaac Theatre Royal, supporting community groups to present their events. This includes charity organisations and non-profit organisations in New Zealand.



**Nelson Helicopter House Build**

Gibbons Naylor (Naylor Love), Mitre 10 Mega Nelson and a group of local organisations partnered to raise funds for the Nelson Marlborough Rescue Helicopter Trust (NMRHT) by building a house to be auctioned off for charity.



**Christ's College Rugby & Senior Musical Production**

Having delivered over \$65m+ worth of projects for Christ's College since 2011, Naylor Love is proud to support the college rugby programme and annual senior musical production.



**Tupu Toa**

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





# Health, safety & wellbeing

Naylor Love has an industry-leading health and safety culture, with innovative systems and consistently excellent results in audits and inspections.

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

Our specialist team of Health and Safety Managers take a hands-on approach on-site and also oversee our regional Health and Safety committees, ensuring excellent levels of staff engagement.

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

We maintain strong connections with organisations that drive health and safety improvement in the construction industry in New Zealand.

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

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

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

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



"Getting everyone home safe at the end of the day is always our top priority."

Rick Herd, Naylor Love CEO

## What our team say about working at Naylor Love

"What I like about working for Naylor Love is the people – it has an open-door policy, from the CEO down it's just a knock on the door and everyone is willing to help. It's also very diverse, with staff from different cultures and backgrounds. They have a great staff and family social network. The sky is the limit as far as opportunities are concerned within the company...it's very inspirational." **Patrick Dobbs, Site Manager**

## H&S results from our 2020 Staff Survey:

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

I am encouraged to speak up if I feel something is unsafe **94%**

The safe work procedures training I've received enables me to do my job safely **95%**

## 2020 Safety Performance

**26% ↑**

Increase in **Safety Leading Indicators** between 2020-2021.

**67% ↓**

Decrease in **Total Recordable Injury Frequency Rate** between 2014-2021.



# Sustainability

Naylor Love is recognised as a leader in engineered timber construction.

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

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

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

Building a better future for our environment with engineered timber.

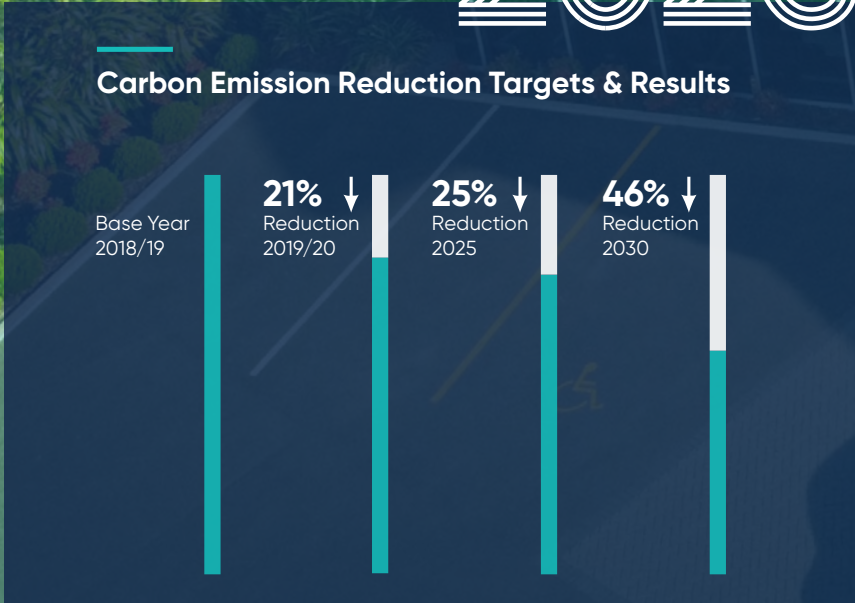
At Naylor Love, we're genuinely committed to being the leader in sustainable construction in New Zealand, and we see promoting the use of engineered timber as a cornerstone of delivering on that commitment.

We've also invested heavily into researching engineered timber products that we can use on projects all around New Zealand, and it's fair to say we are converts. Our modelling shows that an engineered timber structure can produce **90% less CO2 emissions** than a traditional steel/concrete equivalent. And the benefits of using engineered timber span the entire life of a building.

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

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

25% by 2025



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

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



Image: Naylor Love Canterbury Office - New Solar Panels Installed & Fuel Efficient Vehicle, 2019/20



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

# Projects





Christchurch Central City - Aerial Imagery

We delivered:

Spark Square	28
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Mahana House	48



# Spark Square

Nexus Point (Base Build) / Spark NZ (Fit-out)

"The first new commercial building to open in Cathedral Square since the Canterbury earthquakes."

"New Zealand Commercial Project Awards Gold"



Spark Square is an expansive 9,900m2 five-storey plus basement building with an impressive central atrium. It accommodates 500 workers as the new South Island headquarters for Spark, and also has extensive retail and hospitality space, including a rooftop bar and restaurant. Built to be strong and sustainable, the building is base-isolated using a mix of rubber bearings and sliding plates connected to a structural steel grill. It has achieved a 5 Green Star - Office Design v3 Certified Rating.

We promoted a culture of "no surprises" with all of the project participants throughout this project, working collaboratively to identify and resolve issues. This allowed us all to work as a team to fully understand non-standard details in the low-damage design and to identify methodologies such as temporary works and build sequencing to keep the programme on track.

The combination of collaboration and craftsmanship has delivered an exceptional building for Nexus Point and Spark in the first new commercial building to open in Cathedral Square since the Canterbury earthquakes.

Location:	Duration:
Christchurch	27 Months
Completed:	Value:
2020	\$47.6M

C  
"Naylor Love excelled in meeting the challenges, and the result is a project of very high quality that is setting a new standard for Christchurch and New Zealand for commercial office and retail buildings."  
Jasper van der Lingen, Sheppard & Rout Architects Ltd





# Nelson Airport Terminal

Nelson Airport Ltd

Built to be strong and sustainable, the IL3 building features a locally-produced laminated veneer lumber (LVL) structure. It is the first major building in New Zealand to use an RSFJ (Resilient Slip Friction Joint) seismic isolation system. The self-correcting RSFJ slip joints allow movement and energy absorption in earthquakes.

Location:	Duration:
Nelson	30 Months
Completed:	Value:
2020	\$33M



Naylor Love Canterbury Yearly Reflection

"New Zealand Commercial Project Awards National Category Winner, Gold Award, Innovation Award"



The new terminal at Nelson Airport is an expansive 5,500m2 single-storey terminal building with mezzanine floors at either end. Working in partnership with Fulton Hogan and Gibbons, we also completed 36,000m2 of infrastructure and civil works, including services, roading, landscaping and over 900 car parks.

The roof is unparalleled in New Zealand for integration of architecture and structure in a way that is extremely efficient. Prefabrication was part of the team's design and was further progressed by Naylor Love, which set an industry benchmark.



C  
"An extraordinary effort by an extraordinary team."  
New Zealand Commercial Projects Awards Judges



# Ballantynes Redevelopment

J Ballantyne & Co

We completed a major redevelopment project for Christchurch department store Ballantynes in the middle of 2020, adding a five-level, 9,660m2 building to replace space they lost in the Canterbury earthquakes.



"A premium building for Canterbury's premier department store."

The project started with a major demolition job of the back part of the store and the old basement, then we began building the new basement. This was a challenging and technical process, with a high water table, ground contamination, archaeological finds and unexpected soft spots to contend with, and the foundations of four neighbouring buildings to support and remediate.

C

"We were impressed with the main contractor's ability to carry out this project adjacent to a live retail space, working in with our requirements to ensure minimum disruption. Linking the new buildings to the existing buildings was a challenge that was tackled successfully by our team. The end result being a seamless transition from both an operational and an architectural perspective."

**Greg Van Meer, CFO**  
**J Ballantyne & Co Ltd**

"New Zealand Commercial Project Awards National Category Winner & Gold Award"



Location:  
**Christchurch**  
Completed:  
**2020**

Duration:  
**30 Months**  
Value:  
**\$29.8M**





## Te Raekura Redcliffs School

Ministry of Education

The \$18.2 million campus opened in June, almost nine years after the school was forced to leave its original home due to the Christchurch earthquakes. It was rebuilt across the road from its previous site, at the former Redcliff's Park, after a land swap between the Government and city council.

Location:  
**Christchurch**  
Completed:  
**2020**

Duration:  
**18 Months**  
Value:  
**\$18.2M**



"New Zealand Commercial Project Awards  
Supreme Winner, National Category Winner,  
Value Award & Gold Award Award"



This project was carried out in a challenging location, near the seaside. One of the significant challenges was the constantly changing water level that was dependent on tidal activities. We developed a robust methodology with a strategy to speed up the works.

The project was also postponed due to the Covid-19; however the project team did not halt, and we regularly had online meetings to mitigate any potential issues. As a result, we were able to complete the project on time on budget.

After nine years of wait, Redcliffs School students and teachers were finally returned home from their temporary classrooms and moved into the new school on 22nd June 2020. It is an outstanding school delivered with exceptional collaboration.



**C**  
"As the principal and a member of Redcliffs School Board of Trustees, I feel we owe a great debt of gratitude to this skilled high performing team of professionals. In my experience, it is rare to find such compatibility, shared focus and commitment to the crucial end goal as we have experienced with this team."  
**Rose McInerney, Principal, Redcliffs School**



# St Bede's College Chapel & Performing Arts Centre

Society of Mary

Our project at St Bede's College included a new chapel with a mezzanine gallery, feature windows, in-slab heating, brick slip façade on precast and in-situ concrete walls. The new building incorporated carefully preserved and refurbished historic items from the old chapel, including the oak pews and reredos and stained-glass windows.

Location:	Duration:
Christchurch	15 Months
Completed:	Value:
2019	\$8.7M



Naylor Love Canterbury Yearly Reflection

## "New Zealand Commercial Project Awards 2020 Supreme Winner, National Category & Gold Award"

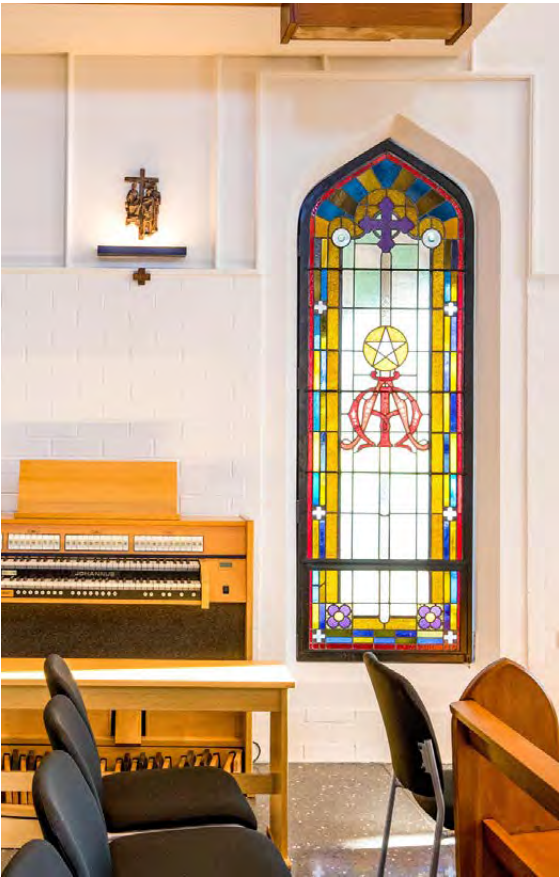


The other part of the project was the extension and strengthening of the adjacent Performing Arts Centre, which included structural investigation and strengthening to 67% of NBS (New Building Standard), acoustic improvements, building services upgrades, a large extension to the foyer and refurbished interior.

The nature of the old Performing Arts Centre building meant some unforeseen issues were only identified during the work, including structural issues, excess groundwater and contaminated materials. The project team came together to deal with these issues in a collaborative and dynamic way. The sequestering of Asbestos-Containing Materials underneath the Performing Arts Centre mitigated a large cost for St Bede's without endangering the programme or the environment.

We ensured that all activities were carefully planned and relayed to the school staff, with careful monitoring to ensure the safety of pupils, staff, workers and neighbouring properties. Noise and vibration were closely monitored to ensure that we caused as little disruption as possible.

**C**  
"Health and Safety management in a live school environment is critical, and the challenges in bringing large precast concrete panels to site and managing construction in close proximity to students and staff was well executed by Naylor Love. The good relationship with the Naylor Love project managers made sure that noisy work was scheduled around exam timetables and major College events. At all times, Naylor Love respected the daily operation of the College."  
**Haydn Randall, Client Representative, St Bede's College Board of Proprietors**





# Paragon Apartments

Emerald Developments

The Paragon Apartments on Armagh Street are Christchurch's first base-isolated apartment development and sets a new standard in seismic resilience and low damage design. The nine-storey, 14-unit complex features double-level gallery and penthouse apartments.

There were a number of standout features of this project, from the structure right through to the high-end finishes. Quality was always the main driver for the client and consultant team, an approach that our team embraced by implementing a robust quality control system for all trades, backed up by meticulous record-keeping.

The luxury finishes and fixtures specified dictated that measurements throughout the entire building needed to be millimetre perfect. With standard H1.2 framing susceptible to bowing, we introduced LVL wall partition framing, ensuring that everything stayed straight and true. Our team's focus on quality ensured that the architect's vision for the detailing was realised, including the striking neolith façade cladding, pocket doors that seamlessly merge into walls, magnetic door hardware, and the anaconda lighting that snakes its way up the stairs from the ground floor to level six.

The Paragon Apartments show unwavering attention to detail and an exceptional standard of finishing. The end product is something that the client, project partners and Naylor Love are very proud of.

"New Zealand Commercial Project Awards National Category Winner & Gold Award"



C  
"The apartments have a complex 3D curtain wall façade and interior fit-outs of exceptional quality rarely if ever seen in New Zealand... I am happy to recommend Naylor Love for other challenging, complex projects that push the boundaries."  
Jasper van der Lingen, Architect



"The first high-rise, base-isolated, low damage design apartment building completed in Christchurch since the earthquakes."

Location:	Duration:
Christchurch	30 Months
Completed:	Value:
2020	\$22M





# New World Durham Street

Foodstuffs South Island

"A new look flagship supermarket in a prominent central-city location."



"New Zealand Commercial Project Awards Gold 2020"

New World Durham Street is a welcoming, modern flagship store for New World nationwide and was built to be seismically resilient.

The 5,000m2 building sits on a piled raft foundation with 30 metre screw piles and a 300mm thick base slab. Topping it off is a post-tensioned concrete floor, ground and polished to give it a custom salt and pepper look.

The early-morning pour for the 2,500m2, post-tensioned slab was one of the highlights of the project for our team, with the movements of the 76 concrete trucks meticulously planned. This system was managed for 24 hours while the slab was hand screeded around 140 service penetrations.

Location:	Duration:
Christchurch	13 Months
Completed:	Value:
2019	\$16.2M

C  
"The architect and consultant team engaged by Foodstuffs have undertaken numerous supermarket projects on behalf of Foodstuffs, and they personally commented on the professional manner that the Naylor Love team managed the project. There was a great working relationship between Naylor Love and the consultant team, and everyone fully embraced a collaborative working environment."  
Roger Davidson, General Manager Property & Retail Development, Foodstuffs South Island Ltd



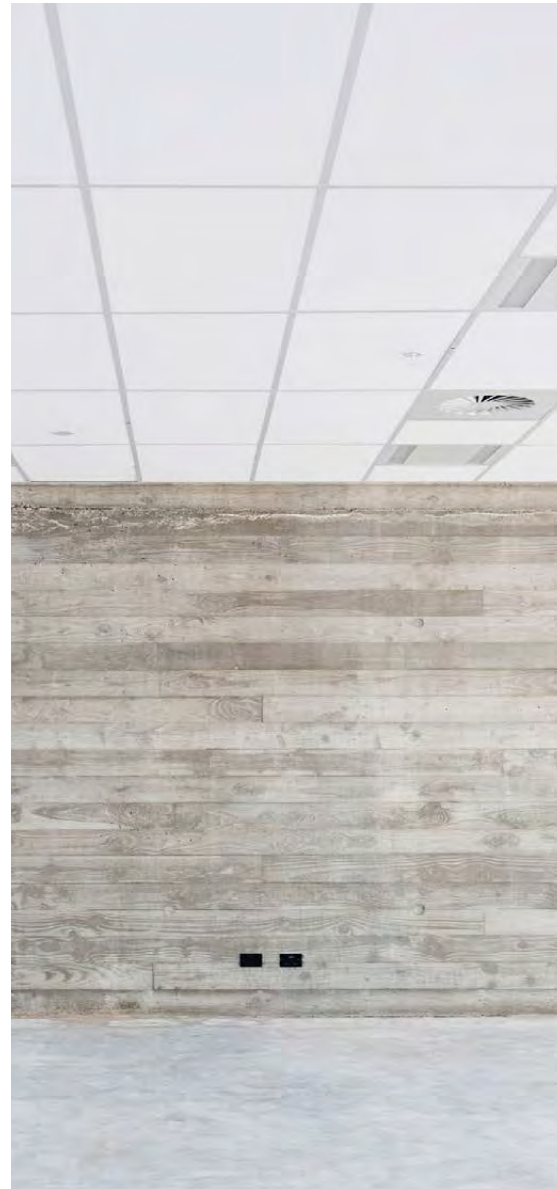
## 88 Cashel Street

Nam Yee Family



Location:  
**Christchurch**  
Completed:  
**2019**

Duration:  
**15 Months**  
Value:  
**\$8.4M**



The new three-storey building at 88 Cashel Street, in the heart of City Mall, has four retail tenancies on the ground floor and offices on the first and second floors. It is constructed from precast concrete panels on two sides with internal in-situ concrete shear walls. We used Interspan concrete beams and a concrete topping slab to form the floors to level one, two and the plant room.

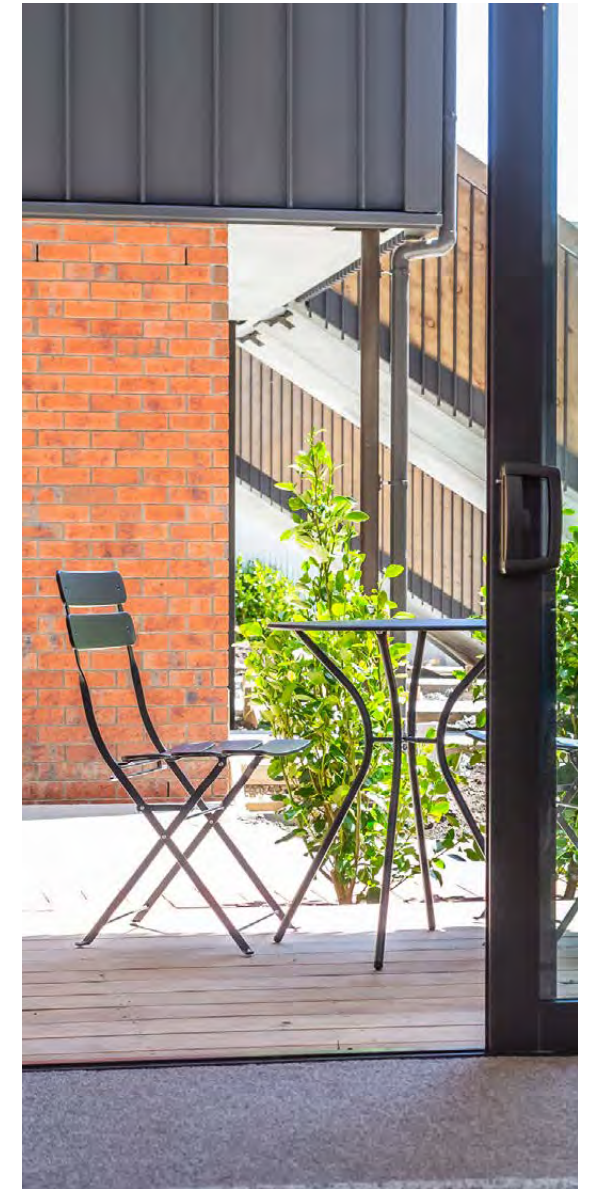
## Bedford Apartments

Fletcher Building



Location:  
**Christchurch**  
Completed:  
**2019**

Duration:  
**13 Months**  
Value:  
**\$13.2M**



A five-storey, three core apartment block consisting of reinforced ground beams, precast wall panels and decks with structural steel elements and timber framing infills. The exterior is an aluminum cladding over a wrapshield waterproofing system.



## Rapid Deployment of Prison Enhancement

Department of Corrections



Our two-year Rapid Deployment project was a complex and fragmented contract spread over three prisons – Christchurch Men's, Christchurch Women's and Rolleston. The increase to muster capacity of 600 beds brought about by the modular unit package required an upgrade to the associated infrastructure and an enhancement to the site ancillary buildings to reflect their new requirements.

Location:  
**Christchurch**  
Completed:  
**2021**

Duration:  
**23 Months**  
Value:  
**\$38M**

## Green Gables Retirement Village

Oceania Healthcare



The Green Gables Retirement Village project in Nelson was a new care home and services apartments. The three-storey, 7,400m2 building contains 28 new luxury apartments and 61 care suite retirement complex, a full commercial kitchen, therapy space, themed lounge/dining areas and a community space.

Location:  
**Nelson**  
Completed:  
**2020**

Duration:  
**27 Months**  
Value:  
**\$28M**



# Lincoln University Recreation Centre

Lincoln University

We are upgrading the existing Recreation Centre at Lincoln University. The project is undertaken in a 24 hour, 7 days operational tertiary facility. We developed a staging sequence that confined construction works to specific areas to minimise the interface between the university and works.

Location:	Duration:
Canterbury	50 Weeks
Completed:	Value:
2021	\$7.2M



# St Andrew's Fitness Centre

Ministry of Education / St Andrew's College

The St Andrew's Fitness Centre project allows the existing fitness centre facility to move from its current location to enable the new Performing Arts Facility Project development. Work included demolition, structural strengthening and the construction of a new, two-storey 520m2 fitness centre.

Location:	Duration:
Canterbury	37 Weeks
Completed:	Value:
2021	\$4.5M



Image: St Andrew's College New Fitness Centre

# Selwyn Health Hub

Selwyn District Council

This project is for the completion of all work associated with the construction of the Selwyn Health Hub building, car parking and adjacent pathway. The Health Hub is an approximately 3,600m2, two-storey building designed to provide space for health professionals and their associated commercial offices.

Location:	Duration:
Canterbury	52 Weeks
Completed:	Value:
2021	\$10M



Image: Selwyn Health Hub



## Mahana House – back to the future

This is a story about a priest, an architect and a builder...

Two years ago, Reverend Craig Dixon approached Scott Watson, Business Development Director at Naylor Love, to talk about building healthy homes for those least able to afford them.



**Left to right:** Chris Naylor (Naylor Love Director), Sir Stephen Tindall (Founder and Trustee of the Tindall Foundation) and Scott Watson (Naylor Love Business Development Director) view the prototype Mahana house.

**Image:** Love's prefabricated houses, built around Otago in the 1950s for rabbit boards and farm cottages.



**Image:** The first state houses built in Dunedin in 1937.

Naylor Love embraced Craig's idea, collaborating with renowned Japanese architect, Shigeru Ban, and local design studio Isthmus. The result is a healthy, low-maintenance home that can be built in 35 days and costs about the same as a flatpack home sold by a national hardware chain.

"The Mahana House is quite a large family home. The standard version has four bedrooms and two bathrooms. It can also be produced in 3, 5 and 6-bedroom versions." Craig says. "It's carbon-neutral where the site doesn't require concrete foundations."

The house will have strong appeal for iwi, councils, churches and the government. "The beauty of the design is that it is entirely scalable – we can produce as many of these homes as the market wants. All or most of the home can be produced off-site, then assembled on site.

"This is a family home; it's warm and solid and will be a great place for kids to grow up," Scott says.

Naylor Love Director Chris Naylor sees the project as "going back to the future."

In 1937 Love Construction was awarded a government contract to build 38 state houses in Pine Hill, Dunedin, as part of the first state housing initiative in this country.

"More than 80 years later, we are using our skills, experience and resources to create a 21st-century version of those original state houses for some of those in our community who need it most," Chris says.

"It's important to keep this valuable heritage alive – a family home developed by a family company."





# Current Projects





Selwyn Health Hub

Current projects:

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# Christ Church Cathedral Reinstatement

Christ Church Cathedral Reinstatement Ltd

**Naylor Love was appointed main contractor for the stabilisation phase by Christ Church Cathedral Reinstatement Limited (CCRL), and we are heavily involved with the design phase of this heritage building.**

This project poses a significant number of potential health and safety risks, including site contamination, an unstable structure, large construction equipment and plant, and potential natural disaster. The entire delivery team is responsible for managing safety, starting with ensuring safety is incorporated into the final design. As part of our consultancy services, we provide input into how the works can be executed so that potential risks can be ultimately mitigated either by design or by incorporating our planned methodologies or both.

Location:

**Christchurch**

Naylor Love Canterbury is honoured to have been awarded the Main Contractor Consultancy Services contract for the reinstatement of the Christ Church Cathedral, joining the Christ Church Cathedral Reinstatement Project's specialist consultant team.



Image: Christ Church Cathedral Reinstatement



# AgResearch New Building Lincoln

AgResearch

Naylor Love Canterbury is providing ECI/Pre-Construction Services for the 8,800m2 IL2 laboratory (PC2, PC1, non-PC2, TCR, Pilot Plant, Multipurpose Space, Dangerous Goods Store, etc.), laboratory write up and corporate office space within one or two separate buildings.

## 90%↓ Carbon Emission

Naylor Love provided advice and assessment of what embodies carbon within structures. Our carbon assessment work during the ECI phase for the AgResearch project in Lincoln has contributed to the decision to proceed with an engineered timber structure option, by proving the long-term benefits of low embodied carbon were the best value for money approach.

Engineered timber is a sustainable solution made from renewable products, where the wood effectively locks carbon into the building structure rather than releasing it into the atmosphere. This feature that is recognised in international climate agreements for carbon accounting. It can be prefabricated, making on-site assembly and construction much faster, quieter and safer than steel and concrete and reducing waste. Once in place, engineered timber can perform as well as any other materials in terms of insulation (heat and acoustic) and performance in a fire.

Location:  
**Christchurch**  
Value:  
**\$52.5M**



Image: AgResearch New Building, Lincoln

# Manuka Street Hospital

Manuka Street Charitable Trust

Manuka Street Hospital redevelopment project is a staged project with construction to be completed around the hospital's ongoing operations. The project has been staged to comprises four main work areas, including a new comms room, admin offices, biomedical room, new energy centre, new theatre and plant rooms.

Location:  
**Nelson**  
Value:  
**\$13M**



Image: Manuka Street Hospital

# Christchurch Hospital New Energy Centre

Ministry of Health / CDHB

Naylor Love is delivering the construction of the shell and core for the new Energy Centre located at 33 St Asaph St on the Christchurch Hospital campus. The Energy Centre will comprise of 2x biomass boilers, 1x LPG/diesel back-up boiler, fuel handling facilities and associated infrastructure to provide 8.3bar steam to the Christchurch Hospital campus and is classified as Importance Level 4 (IL4).

Location:  
**Christchurch**  
Value:  
**\$17M**



Image: New Energy Centre



# Lower Queen Street Health

LQS Holdings/Tasman Bay Specialists

Gibbons Naylor is delivering the new endoscopy building for the Lower Queen Street Health with an open book approach tender. While the building is remaining operational we are demolishing and building a new facility. Fit-out includes services installation and upgrades.

Location:  
**Nelson**  
Value:  
**\$5.3M**



Image: Lower Queen Street Health

# Countdown Richmond

Woolworths New Zealand

Gibbons Naylor is delivering the first 4 Star Green Star Countdown Supermarket in Richmond. The project involves the construction of a 4,351m2 supermarket, 171 car parks, café and a community space. Our project team is using meticulous planning to deliver a high-quality building safely and on time.

Location:  
**Nelson**  
Value:  
**\$13M**



Image: Countdown Richmond

# Ashburton New Civic and Library

Ashburton District Council

The project comprises a three-level community library and civic office building with around 6,450m2 area, landscaped courtyard and parking for 50 vehicles. Included on the ground floor is the main community library space and front of house public-facing council services.

Level one comprises the community library, council chamber and civic offices. Level two comprises council staff offices. The main building is designed as an exposed timber frame rocking structure on screw piles. The building is designed to an IL3 status and incorporates several sustainable features.

A second single storey IL4 building accommodates the Civil Defense services. This is located on the ground to the rear of the main community library and civic office building.

The building incorporates environmentally sustainable features, such as an artesian well and chilled beam cooling/heating system, and uses engineered timber as a key structural element.

Location:  
**Ashburton**  
Value:  
**\$42M**



Image: Ashburton Civic & Library



# Hagley Community College

Ministry of Education

Naylor Love is delivering two new educational flagship buildings for the Hagley Community College. Block Y is a multi-purpose, two-storey building comprising general teaching, performance spaces and an auditorium. Block Z is a single-storey modern teaching hub of 14 teaching spaces, orientated to a technology provision.

Location:  
**Christchurch**  
Value:  
**\$16M**



Image: Hagley Community College Block Y

# Christchurch City Mission

City Mission

Naylor Love is delivering three new buildings for the Christchurch City Mission. This project includes three store-assisted accommodation buildings: a single-storey social enterprise café and a multi-use building for a self-service food bank and offices building. Demolition of the existing shop and accommodation is also part of the scope.

Location:  
**Christchurch**  
Value:  
**\$8.3M**



Image: New Christchurch City Mission

# Modular Prison Completion Works

Department of Corrections

In response to an unexpected surge in the offender population, the Modular Build Programme of the Department of Corrections was established to procure safe and secure offender accommodation at five prison sites. Naylor Love is working closely with the Department of Corrections to deliver the Completion Works for incomplete modular units at all sites, at various levels of completion to meet all the required specifications.

Location:  
**Christchurch**  
Value:  
**\$40M+**

# Golden Bay Schools Project

Ministry of Education

Naylor Love is providing ECI Services across two capital redevelopment projects in the Tasman region for the Ministry of Education. Contract works for the two packages will be procured separately, and includes demolition, refurbishment and new build in a live school environment. The Two schools being delivered are:

- Golden Bay High School
- Collingwood Area School

Location:  
**Tasman**  
Value:  
**\$20M**

# Marlborough Schools Te Tumu Project

Ministry of Education

Te Tumu is a group of specialist designers and construction experts hand-picked to collaborate and deliver the Marlborough Schools Project. We are excited to partner with the Ministry of Education to deliver the Bohally Intermediate, Marlborough Girls' College and Marlborough Boys' College. Naylor Love and the Te Tumu team will design and build an innovative and sustainable learning facility for the Marlborough Region.

Location:  
**Christchurch**  
Value:  
**\$120M+**

## TE TUMU

Te Tumu is proud to be a grouping of collaborators who are in an equal partnership. We treat each other the way we treat our collaborative clients - with respect and clear communication.



**Building** | He Whaihanga  
**People** | Tangata  
**Creating** | He Waihanga  
**Sustainable** | Toitū  
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