

Leighs Construction Limited 2014 Annual Review



Key highlights

- Constructing Burwood Health Campus's new state-of-the-art facility, part of the largest and most complex hospital building project in the history of New Zealand's public health service
- Winning and commencing construction of both the ANZ and BNZ centres in Christchurch
- Being celebrated by the industry as an award winning company
- Leading the industry in timeframes for payment of subcontractors and suppliers
- Having approximately \$450 million worth of projects in progress
- Building our team and capacity through the recruitment of high calibre professionals
- Achieving the goals set out in our strategic plans and planning for the future
- Producing high quality, innovative projects that exceed customer expectations
- Being the best we can be and leading the way in the construction industry

Aiming High



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Welcome to Leighs Construction's 2014 Annual Review

As we enter our third decade in business, I am excited about the future and the beginning of a new era for Leighs Construction.

In Christchurch, we have expanded our staff numbers over the past year and are now firmly positioned as one of the South Island's leading construction companies. Actively tendering for projects across the South Island, Christchurch has become our South Island centre of operations, as we move into the Auckland market as part of our national growth strategy. Strong financial stability and profitability stand us in good stead for the coming years.

I am enormously proud to be leading a large group of high performers. Our high calibre, professional team continue to demonstrate strong leadership skills and is one of the best. We measure our success through client feedback, which continues to reaffirm our leading position. Committed to training and development, 2014 was a year in which we celebrated a number of internal promotions, along with recruiting exceptional talent from both New Zealand and further afield.

The workmanship being produced on our projects leads the way in both quality and innovative building techniques. We operate strict quality assurance procedures and continue to raise the industry bar in terms of operational excellence, striving at all times to achieve the pinnacle of health and safety practice.

In 2013, we formed a joint venture with Australian construction company Cockram Corporation Pty Ltd, Australia's oldest construction company. This relationship has gone from strength to strength and continues to tender for specific projects that warrant a joint venture approach and where Cockram's skills and capabilities enhance ours.

Thanks to all those who have worked with us over the past year to make it yet another fantastic milestone for the company, our people and our clients.

Anthony Leighs

Managing Director



Message from the Chair

Looking back over the past 12 months, the outstanding highlight for the board has been the significant contribution Leighs is making to the recovery of Christchurch. The two large CBD projects constructing the ANZ and BNZ centres and the Leighs Cockram joint venture at Burwood Health Campus lead the charge. We are also involved in many other projects across the city that are adding to the fabric of the new Christchurch.

The board recognises that the redevelopment of Christchurch has a finite life span and has given considerable attention to the option of seeking long term sustainability by expanding into the Auckland construction market, which is undoubtedly a growth market long-term. However, Christchurch is Leighs' home, and the company will continue to operate on a large scale in Christchurch for its many clients.

An early decision to directly source competent carpenters from the Philippines has proved to have been a winning formula, with Leighs earning many accolades for its fair treatment of imported labour.

Looking forward, the company will continue to engage best practice in its health and safety policies and the board's close monitoring ensures the company's focus on safety is maintained.

Peter Young

Chair

Board Members

Peter Young *Chair*
Anthony Leighs
Brian Nightingale
Paul Young

Looking back at 2014

As a company, 2014 saw Leighs expand its South Island presence and prepare to launch into the Auckland market. The team worked hard to deliver a growing number of high quality projects across a range of sectors.

Graeme Earl *South Island Operations*

For operations, 2014 has been a stellar year. Exceptional projects are being constructed to the very highest of standards by outstanding construction management professionals. The pinnacle of any year is being recognised by our peers for quality outcomes, therefore, this year's NZ Commercial Project achievements with the Christchurch District Health Board (CDHB) Christchurch Hospital Acute Medical Assessment Unit (AMAU) and Parkside Wards projects has been a highlight.

I have been extremely proud of how our project teams have embarked upon delivering a number of the city's most visual and outstanding new projects, including the recent successful completion of stage one at The Hub, Hornby. The way our own internal trade labour, subcontractors and suppliers have all contributed positively towards the successful execution of our projects has resulted in further potential recognition of a number of projects in the 2015 NZ Commercial Project Awards (yet to be awarded), with Christchurch Eye Surgery, Rangitapu Girls' School and the Botanic Gardens Visitor Centre all very worthy entrants.

In 2015, we aim to further solidify our reputation for constructing quality building safety, on time, within budget, while still having fun along the way.



Graeme Earl *South Island Operations*

Paul O'Brien *Commercial*

It has been pleasing to see the commitment, enthusiasm and professionalism of the commercial team, with many individuals going the 'extra mile' to ensure client expectations and requirements are surpassed, whilst at the same time taking appropriate measures to safeguard the company's commercial interests. This can often be a difficult balancing act but one that both our commercial and project teams perform exceptionally well.

In 2015, I am looking forward to the company's expansion into the Auckland market and replicating the commercial performance of our Christchurch office. It is important that we make certain that both offices work closely together, so we are able to leverage off each other's strengths.



Paul O'Brien *Commercial*



David Jarman *Finance*

David Jarman *Finance*

Industry leading timeframes for payments to subcontractors and suppliers is a key objective for the business. The finance team have processed in excess of 2,500 subcontractor payments and 17,000 supplier invoices during the year, with all payments made within terms.

We have worked with our IT team to enhance the Leighs purchase order system. All project purchase orders are entered via iPhone or intranet, meaning more accurate and efficient order processing. Our payroll now utilises a new time capture intranet system at sites to process in excess of 200 pays per week.

During the year, the finance team successfully implemented financial controls and an accounting system for the Leighs Cockram JV.

Mike Knowles *New Business*

With a number of major projects secured, the new business team is now focusing on what is predicted to be a challenging period in Canterbury construction, where we are seeing a return to the traditional competitive tendering process, and the exciting prospect of entering the Auckland market.

It is pleasing to have secured projects for a number of repeat clients, including Meadow Mushrooms and Antarctica New Zealand. This reaffirms our commitment to building strong and long term relationships and to produce quality projects at every scale.

A highlight of 2014 was the completion of Christchurch Eye Surgery, a design build project we were involved in from concept to completion, delivering a stunning and high spec building that exceeded the customers' expectations.



Mike Knowles *New Business*



Andrew Wallace *SMART Works*

Andrew Wallace *SMART Works*

SMART Works – Small Mobile and Responsive Teams – undertake projects operating from either vans or small site sheds.

Over the 34 weeks leading up to the 2014 Christmas break, the team completed 56 projects, with a huge range of diversity in the mix. One day the team can be building a fence or installing a sculpture, the next we might be commencing a four-month strengthening project, whilst at the same time working with clients to plan the forward workflow.

Highlights for the year include growing the SMART Works team with the addition of quantity surveyor Charlie Mann O'Malley and mobile site manager Adam Clos, building new client relationships, assisting on Leighs projects such as Burwood Hospital foundation enhancements, the opening of the now covered West Eyreton School Pool and reinstating Milligan Auto in just three weeks following an arson attack on the business.

The year ahead

Two decades ago, when he founded Leighs Construction Limited, Anthony Leighs never dreamed his construction company would grow to become an industry leader.

Now celebrating 20 years in business, Anthony and the team are looking forward to 2015 as a milestone for the company and a year of exciting and innovative developments.

This next stage of growth, which sees Leighs entering the Auckland market, is possible due to our strength of brand and positioning as a highly respected construction company consistently achieving our goal to be the best. With our Auckland Operations Manager now appointed and on board, by the end of the first quarter we will have a physical presence in the City of Sails.

Work for us continues in Christchurch, where we are proud to be delivering both the ANZ and BNZ Centres, and Burwood Hospital Health Campus; just three of our current project portfolio.

Our head office will remain in Christchurch, which will become the South Island base of a national company.

As the company has grown over the years, Leighs has maintained the values and culture that enable us to achieve sustainable, proactive growth. We are committed to training and developing our staff and are proud of our reputation for being a preferred employer in the construction industry.

These are exciting times ahead that will open new doors for our existing staff and clients, as well as attracting new customers and providing excellent opportunities for those who join Leighs as we evolve and expand.



LEIGHS
CONSTRUCTION



Focus on Health & Safety

Over the past year, we have worked hard to heighten awareness of the importance of health and safety across the company.

Leighs places a strong emphasis on the way in which we carry out our projects, to ensure we do not harm our staff, our suppliers, members of the public, or cause damage to property. For each new project, we develop and operate a complex and effective health and safety system that complies with the requirements of the New Zealand Government ACC Workplace Safety Management Programme and we are AppCon approved. Midway through the year, Leighs was audited against AS/ NZS 4801 standard (health and safety management systems).

In August 2014, we ran a crisis management training exercise. The session involved a mock incident on site, with the crisis management team gathering at head office to deal with the situation and communicate with staff on site and at external agencies.

Feedback at the initial post-crisis briefing was that the exercise had been incredibly valuable – and surprisingly realistic. We came away with hands-on knowledge as to how our crisis management plan would work in a real-life situation

and identified ways in which we can improve and enhance how we deal with such situations.

Integrating a number of health and safety elements on sites into one accessible space is an ongoing goal. Last year, we invested in a number of safety stations, with feedback from both staff and visitors being extremely positive. The safety station is the first point of contact for anyone entering a site. This is where everyone signs in and collects safety equipment, and is where all information, live documentation and consumables are located.

As our workforce expands, and includes a growing number of migrant workers, we are committed to ensuring all staff are kept as safe as possible. Recently, 14 of our migrant workforce completed the equivalent of a first responder course, which covered first aid scenarios relevant to both worksites and Eyre Lodge, where they reside. To ensure language barriers did not lead to misinterpretation of information, the Triex training manual was translated into Filipino, enabling them to compare the Filipino meaning with the English terminology. Now qualified first aiders, the Filipino team found the training most valuable and their skills are an asset to the Leighs team.



Paul O'Brien Commercial Manager



Jeff Vivian Auckland Operations Manager



Sam Hurley Labour Efficiency Manager



Matt Russell Senior Estimator



Jane Broughton Communications Manager



Jade Leung National Human Resources Manager



James Dennis Building Service Manager



Shane Aitchenson Project Manager



Jonathan Ives Senior Quantity Surveyor



Neil Hamilton IT & Process Improvement Manager

Key new appointments

Paul O'Brien Commercial Manager

Paul has more than 25 years' experience in the construction industry and is a registered quantity surveyor, with both a graduate diploma and an honours degree in law. His goal at Leighs is to grow the capability of the business, and to work with project teams to identify potential contractual, financial and construction risks.

Jeff Vivian Auckland Operations Manager

Jeff has sound experience at all levels of the construction industry and is highly knowledgeable in all aspects of construction, including design, planning and procurement, contracts, construction and subcontractor management and health and safety.

He has a proven track record of managing significant projects, and in 2014 was the NZIOB's Supreme Award winner for his project management of Te Uru Taumatua, Tūhoe, the first project in New Zealand to adhere to the stringent Living Building challenge system.

Jeff will play a key role in establishing and managing the Leighs Construction Auckland branch.

Jade Leung National Human Resources Manager

Jade has extensive experience in all aspects of human resources, including employee selection, talent management, leadership development, employee engagement and organisational culture change. She also brings to Leighs skills and knowledge in the areas of health and safety management, employee wellbeing and behavioural safety.

Jade has worked in a variety of industries, including construction, energy and aviation.

James Dennis Building Services Manager

As building services manager, James is responsible for the successful delivery of a project and works in conjunction with the project team. He thrives on trouble-shooting, problem solving and implementing solutions. James' estimating management skills include value engineering and cost saving initiatives.

Sam Hurley Labour Efficiency Manager

Sam, a degree qualified mechanical engineer, brings communication and analytical skills required to manage the workload of over 120 carpentry staff, plus associated plant operators and drivers. He is the primary contact for all matters relating to company labour and is responsible for ensuring the people with the right skills are allocated to the correct jobs at the right time.

Matt Russell Senior Estimator

Matt brings to the Leighs team an excellent understanding of New Zealand building techniques, having worked in the Auckland and Christchurch markets for more than a decade. A senior estimator in the new business team, Matt has built up sound relationships within the local and wider subcontracting and supply chain markets.

Jane Broughton Communications Manager

Jane joins Leighs having worked as a journalist in the UK, before returning to New Zealand to further her career in communications and marketing. Her role at Leighs includes both internal and external communications, as the company continues to grow and branch out into new markets and sectors.

Shane Aitchenson Project Manager

A highly motivated project manager, Shane has worked in the commercial and residential building industries in both New Zealand and the UK. He has extensive experience with in-situ concrete, precast concrete manufacture and installation, carpentry, joinery, heavy plant, services co-ordination, health and safety and contract administration.

Jonathan Ives Senior Quantity Surveyor

With more than two decades' experience in the UK and New Zealand, Jonathan joined the team at Burwood Health Campus and is responsible for structure and envelope. Jonathan has worked as a quantity surveyor on a diverse range of projects in a number of sectors, including commercial, health, public and hospitality.

Neil Hamilton IT & Process Improvement Manager

Neil has 14 years' experience in IT and construction and joins Leighs with the clear goal of delivering a strong IT strategy and managing the company's IT systems and infrastructure, at a time when Leighs continues to expand into new markets and locations.

Leighs Construction in the community

In 2014, Leighs supported a diverse range of groups and individuals, through sponsorship and by offering our skills and expertise free of charge.

Christchurch Symphony Orchestra

Leighs proudly took on the role of Principal Sponsor of the CSO again this year. We applaud the orchestra's innovation, their belief and determination to provide everybody with the opportunity to experience live music, whether it be through their concerts, the Outreach and Education Programme, collaborations with other arts organisations or through teaching and development work.

We are delighted to contribute to the continuing success of the orchestra and, together with the CSO, look forward to a 2015 concert season full of outstanding artists and new works.

SCAPE Public Art 'Fanfare'

The 'Fanfare' sculpture, designed by Christchurch artist Neil Dawson, is a 20m diameter sphere made up of structural steel members, which supports 360 1.5m wide pinwheels. 'Fanfare' was originally commissioned as a New Year celebration to see in 2005 in Australia.

Leighs will permanently erect 'Fanfare' on the Northern Motorway just south of the Waimakariri Bridge in 2015. Remedial work to convert the sculpture from a temporary structure to a permanent one has been carried out at Leighs' Rolleston yard, including over 350m of welding and the addition of 540 end plates.

'Wood from the Trees'

Made from wood salvaged from quake damaged homes, Regan Gentry's 'Wood from the Trees' sculpture was installed with the help of Leighs staff in mid-2014. Using recycled native rimu, the eight-metre tall sculpture on the corner of Tuam and High Streets is visually reminiscent of the original species milled to make the buildings that have been demolished.

CDHB 'all right' campaign

In 2013 we were honoured to be invited to take part in the CDHB's 'all right' campaign. Our support of this campaign continues, with their colourful and inspiring posters displayed around Christchurch on our hoardings.

Canterbury Charity Hospital

Actively fundraising for their hospital expansion, with Leighs as contractor, members of our team supported a ball hosted by the Charity Hospital to raise funds in late 2014.

Ronald McDonald House

Leighs once again contributed to the 'Fill the Bus' campaign for families staying at Ronald McDonald House South Island at Christmas, the Supper Club and further supported the charity by hosting staff at its popular polo event.



Christchurch Symphony Orchestra



'Fanfare' by Neil Dawson



'Wood from the Trees' by Regan Gentry



People & culture

1. Cadet Away Day

Leighs cadets enjoy an away day caving on the West Coast.

2. McLeans Island 6hr Blast

21 Leighs and Leighs Cockram riders take part in the corporate teams section of the McLeans Island 6hr Blast.

3. Social Club Jet Boating

Leighs social club members Jennifer Kean, Alena Powell and Sue Henkel get set for jet boating on the Waimakariri River.

4. Global Corporate Challenge

The Leighs Eyebrights team taking part in the Global Corporate Challenge fitness programme set off for a walk up Rapaki Track in the Port Hills.

5. Motatapu Mountain Bike Race

The Leighs team gears up for the 47km Motatapu mountain bike race near Wanaka.

6. Speights Coast to Coast

Dean Velenski takes to his kayak in the Speights Coast to Coast.

7. Queenstown Peak to Peak Multisport Race

Dean Velenski, Jess Senior, Shane Kennedy and John Gilleece and finish first in the business teams section of the Queenstown Peak to Peak multisport race.

8. Albion Softball Club

Children from Cholmondeley in Governors Bay had a ball with Leighs carpenter Roy Alger and Albion Softball Club's premier teams.

9. New Caledonia Groupama Race 2014

Anthony Leighs and his team sailing Crusader across the finish line first in the New Caledonia Groupama Race 2014.

10. Basketball Tournament at Eyre Lodge

Six teams of 12 competed in the annual basketball league at Eyre Lodge with fierce competition, fantastic feasts and plenty of fun on and off court.

11. 2014 Santa Parade

From work vehicle to Christmas float – Will Kereru escorts the Filipino Community Christchurch in the Santa Parade.

12. 2014 Leighs Summer Festival

Staff and their families enjoy a great day out at the 2014 Leighs Christmas Summer Festival at Larcombs.



Christchurch Hospital AMAU

Industry awards

Leighs is an award winning business and we have been celebrated on a regular basis by the construction industry. Our success in 2014 was no exception:

CDHB Christchurch Hospital Parkside Wards & Acute Medical Assessment Unit

This project involved the demolition of two existing wards and their replacement with two new wards containing 64 beds, plus a 36-bed AMAU. The design was upgraded to meet IL4 standards, at that time a recent concept for the construction industry. Leighs rose to the challenge of working in a sterile working environment and on many occasions work had to stop while delicate operations were underway.



NZCPA 2014 - Category Winner & Gold Award for Health



NZCPA 2014 - Special Award Winner for Health



St Margaret's College

St Margaret's College Jean Crosher Classroom & Library

Following earthquake damage, Leighs was contracted to build a two-storey block containing 12 classrooms, associated amenities and a library at St Margaret's College. Ninety-two screw piles were driven 25m into the ground to form the foundations of an exceptionally strong building.



NZCPA 2014 - Silver Award for Education

Brian Phelan *Project Manager*

Brian was a finalist in the 2014 NZIOB Awards for Excellence Awards' Colorsteel Projects \$10 - \$25 million category for his work at the Botanic Gardens Visitor Centre in Christchurch.



Company awards

Leighs values underpin everything we do and were developed in conjunction with our whole team. We are very proud of our Leighs PPE - our values:



Pride in

- Constructing great buildings
- Being open, honest and transparent in all our dealings
- Being part of a highly successful and growing company
- Our reputation and what our brand represents

Passionate about

- Safety, working as a team and looking after our mates
- Exceeding our client expectations
- Developing our people; our skills and careers
- Motivated, engaged and empowered people

Excellence in

- Everything we do
- Service, delivery, building relationships and communication
- Delivering outstanding quality buildings
- Meticulous project planning and reporting

Those acknowledged during 2014 for exemplifying the Leighs PPE values were:

Jeff Dempsey
(PPE of the year award)

Daniel Wilkinson

Perrin Mikaere

Lezanne Heugh

John McWha

Gaspar Carpio

Alison MacDonald

Ricky Jacobs

Sean Goebbels

Jono Fauchelle

Daryl Wright

Micky Chaneco

Tom Furnish

Isaac Feeney

Aaron Kibblewhite

Apprentice of the year

Hamish Ward

Cadet of the year

Isaac Feeney

(Pictured with Anthony Leighs, Managing Director)





Project portfolio

2014



**Dynamic, challenging,
innovative, diverse,
cutting edge – just some
of the words used to
describe the wide range of
projects we have worked
on throughout the year.**

Stranges Building	18	Rangi Ruru Girls' School Project Blue Sky	29
Botanic Gardens Visitor Centre	20	The Hub, Hornby	30
Christchurch Eye Surgery	21	Mainfreight	31
MainPower	22	CIAL IT Retail Expansion & Cinema	32
New World, Stanmore Road	23	142 Kilmore Street	33
Burwood Health Campus	24	Hornby Working Men's Club Retail Complex	35
ANZ Centre	26	Avenue Health	35
BNZ Centre	27	Target Furniture	35

Stranges Building

Opened by the Prime Minister in April 2014, the Stranges building was one of the first to go through the consent process following the Canterbury earthquakes and was the first new commercial building to be completed in the core of Christchurch's CBD since the February 2011 earthquake.

The 1,500m² Stranges building and adjoining 600m² Glendenning Hill building have been built to house a mix of hospitality and office spaces. Leighs became the project's first tenants when we moved into the second floor in late March.

The buildings have been constructed to IL4 standard – the same standard as emergency facilities. This is evident in the unique egg-shaped core, crucial to the strength of the building, which allowed the architects, Sheppard & Rout, to use lightweight materials on the exterior to give an overall impression of light and space. A full-size concrete pad was built to test the formwork components of the structure prior to final construction. The exterior glass and aluminium, a key feature of the building, was supplied pre-cut from Singapore.

With coloured glass fins, dramatic wood-lined half-archways, laneways and courtyards, the Stranges building has brought a new lease of life to Christchurch's CBD and Leighs are proud not only to have built this impressive new building but also to call it home.



Corner Lichfield and Manchester Street view



Looking up from Stranges Lane



Leighs Construction's boardroom

Botanic Gardens Visitor Centre

The new visitor centre provides a multi-function seminar/education room, interactive displays of the botanical collection, nursery facilities with greenhouses, a cafe, potting areas, a herbarium, a library/archive area, staff spaces and equipment and maintenance storage areas.

As most of the building was manufactured or prefinished off site, it was important to make sure each element was fully coordinated to ensure there were no expensive or time consuming reworks onsite.

The outcome of this project showcases Leighs' ability to produce a high quality building, including cutting edge design from an architectural, structural and services perspective, whilst coping well with the pressures of a high profile build. This project was delivered on time and was officially opened by TRH the Duke and Duchess of Cambridge on 14 April 2014.



Christchurch Eye Surgery

This state-of-the-art building is a fully serviced surgical unit consisting of two operating theatres, a large pre-operative area, post-operative rooms, clean and dirty rooms, recovery spaces, reception, administration and consultancy spaces, staffroom and office areas.

As the eye surgery has been built in a residential area and on TC3 land, it was designed, by Wilson & Hill, to fit unobtrusively and harmoniously within the existing environment, with the result appearing more like a stunning home than a commercial building. Cedar cladding on the exterior gives the surgery a residential feel, whilst large trees have been kept to frame the building and help it blend into its surrounds.

Leighs came on board in the early stages when Christchurch Eye Surgery was just a concept on the table and was ultimately responsible for all facets of the design, budget and project delivery. By applying a design build process to the construction method, this project ran smoothly from concept to completion and was delivered with minimal changes along the way.

MainPower

In June, MainPower relocated its Rangiora headquarters to this purpose-built facility at Southbrook Business Park. The company had moved out of its former offices when it was discovered the premise was only 10% of code.

The project involved multiple buildings, including 2,300m² of corporate offices, a 2,000m² workshop and storage building, 320m² of staff amenities and cafeteria, a 760m² vehicle garage and a bridge.

An IL4 rated building, with special, post-disaster functions, the head office is 1.8 times the building code and built to be robust enough to minimise operational disruption following a disaster. The site itself has 1 in 500 year flood protection and an uninterruptible power supply and backup generator for improved control and contact centre capabilities.



New World, Stanmore Road

This project comprised of extensive alterations to the existing building and earthquake repairs.

At every stage of the project where the client's operations were affected, an alternative display, storage or workspace was provided, with the supermarket remaining operational throughout the project. Extensive planning from the outset resulted in the internal floor being split into 16 separate stages during the refurbishment process.

Work included full grout injection ground remediation over an area of approximately 2,000m², a complete upgrade of drains, storm water and sewerage, replacement of roof sections and skylights, an external repaint and re-levelling of the car park and landscaped spaces.

Leighs Cockram JV

In late 2013, Leighs Construction joined forces with Australian company Cockram Corporation to form Leighs Cockram JV Limited to construct the Burwood Hospital redevelopment project (Burwood Health Campus).

Four Australians and four New Zealanders started on site in January 2014 and by mid-May erection of the massive project was underway. The joint venture has brought together two companies that share similar cultural and operational philosophies, with the JV actively tendering for future projects.

Burwood Health Campus

Burwood Health Campus's new state-of-the-art facility is part of the largest and most complex hospital building project in the history of New Zealand's public health service.

Included in the 35,000m² project are three, three-storey ward blocks, which will provide accommodation for up to 230 patients; clinical support services, such as radiology and physiotherapy and an outpatient clinic that will cater for about 80,000 people each year.

The back of house area, which is on target to be completed in early 2015, includes kitchen, loading docks and supply and distribution area. Once completed, the existing kitchen will be demolished to allow for a corridor linking the stages of the build.



Main Entrance



Ward block



Leighs Cockram staff from left to right, Nick Fletcher, Mike Pearce, Paul Quinn, Danny Tessier, Dean Velenski



Aerial view of wards

ANZ Centre

Located on the former Triangle Centre site in the heart of Christchurch's CBD, the new ANZ Centre will be a stunning showcase of modern architecture. The future home of the ANZ Bank in Christchurch, the centre will provide a combination of office spaces on the upper three levels (2,700m² per floor) and retail and hospitality spaces at ground floor level. This state-of-the-art project is scheduled for progressive completion up to early 2017.

Sydney architects Esquisse Design Studio provided the concept for the project, with New Zealand's Peddle Thorp Architects developing the final design. Facades will be glazed with a tinted glass curtain wall, and include a spectacular light box on the Cashel-Colombo corner, set above transparent retail shop fronts.

The building has a strong retail focus onto Cashel and Colombo Streets, wrapping around into High Street, where a light and airy atrium provides a large hospitality area. An entrance from Colombo Street leads through to the atrium space and connects onto High Street. The project also includes a basement carpark.



BNZ Centre

The BNZ Centre comprises two, multi-storey buildings for office and retail use. At the heart of the square is a 1,000m² landscaped area, overlooked by the office spaces. Stage One of the 29,000m² development is a six-storey building, with mezzanine carpark. Stage Two is made up of a five-storey building, with mezzanine carpark.

The Leighs early contractor involvement team has been involved in this project since the outset. Their objective was to contribute towards the creation of a simple design that would ensure the project met its exceptionally tight budget. It was recognised that rentals would drive the city forward and therefore this high quality, economic project, built to 100% of building code, needed to reflect this. The result is that this project is now one of the most cost effective building solutions currently under construction in the city.

Completion of Stage One, in which 80% of the office space has already been let, is scheduled for pre-Christmas 2015, with Stage Two on target for completion 12 months later.



Gibson Centre



Heading upstairs in the Science Block



General Academic Block



Living wall in the Science Block

Rangi Ruru Girls' School Project Blue Sky

Having suffered significant damage in the Christchurch earthquakes, some of the buildings at Rangi Ruru Girls' School were removed and others were deemed uneconomical to repair. The board of trustees decided to take the opportunity to completely review, revise and rebuild much of the school in a completely different shape and form.

Melbourne-based architectural designers McIlldowie Partners were contracted to design the rebuild and, from the outset, Leighs was engaged to play an active role in the design, value management, and project cost estimating and full product and trade procurement of this project.

To date, and around one third of the way through delivery of this \$100 million project, Leighs has completed the Science Centre, General Academic Block and the Gibson Centre (library), and has repaired and refurbished the Art and Technology facilities.

Since one of the leading philosophies behind this development focuses on environmental sustainability, much attention has been paid to the use of sustainable materials, with a key feature being the Science Block's thermal roof. Inside, exposed concrete used for both floors and walls creates added thermal mass, ensuring heating costs are kept to a minimum.

Spaces are naturally ventilated using a cross-flow, automated ventilation system. Manifolds for the underfloor heating have been left open to view – acting as a learning tool for the students. A screen above the manifolds displays data relating to indoor/outdoor temperatures and can even monitor the amount of energy being used for lighting and power – the building itself has been designed to aid in the learning capacity of the school. A living wall in the entranceway to the Science Block provides both visual impact and filters the air.

Work is now focused on a new, two-storey Music and Drama facility. The state-of-the-art facility includes a dance studio, teaching spaces, a 120-seat theatre, complete with full stage lighting technology, and concrete curved staircase linking the levels. A key feature of the exterior are the graphic concrete panels with their reversed pattern layout and the continuation of a horse-shoe shaped colonnade linking the different areas within the school.

The Hub, Hornby

Work began in March 2013 on the first stage of the extension to Hornby Mall. Part of a three-stage project, the initial work included a 6,000m², two-level structure for The Farmers Department Store, which was completed on time and opened for trading in September, plus 10 further tenant spaces.

The next stage involved relocating the Carwash Café to a new area within the carpark, to make room for a loading bay and compactor and refuse area. New amenities, including toilets, storage and cleaners rooms, were handed over prior to Christmas.

As the mall remains fully operational throughout this project, care and attention has to be paid to ensure the day-to-day operations of the mall are not affected by construction works. This was initially managed by the majority of the demolition works being undertaken outside trading hours.

Having secured the contract for the final stage of this development, the team at The Hub are now preparing for a stage of demolition before commencing construction of the final stage of retail spaces, which is due for completion in late 2016.



Mainfreight

New Zealand's largest freight company, Mainfreight New Zealand Ltd had planned the extension at their Christchurch site pre-earthquakes and, due to delays to the rebuild and the company requiring the expanded facilities, progressed with the project in late 2012.

The \$40 million project, which is being constructed over three years in three stages, includes demolition and site clearance, preparation, excavation and construction of a new freight terminal and offices, new and extended warehousing, including a food-grade warehouse, truck wash and weighbridge, together with considerable site works and landscaping.

By the end of 2014, the freight terminal and new offices were fully operational, with work having commenced on the new warehouse stage of the project.

CIAL IT Retail Expansion & Cinema

Warren and Mahoney's design approach for this project extends the previous work undertaken at the Christchurch Airport terminal to create a new retail experience, with the inclusion of a boutique cinema.

Leighs commenced construction midway through 2014 and is on track for a March 2015 completion.

Working in an environment where only a temporary wall separates the building site from thousands of travellers, and where building works are taking place directly above operational retail outlets, have meant consideration has been taken at all times to minimise disruption to the customer experience. Whenever achievable, works that create high noise or vibration levels have been undertaken during the night.



142 Kilmore Street

Located adjacent to the Northern Frame in central Christchurch, this three-level office block boasts a stunning outlook over the new green belt, which includes a walkway leading through the former stretch of Cambridge Terrace and beyond.

The project offers more than 1,300m² of fringe, B-grade office space, which is already proving popular with tenants wanting affordable office space in the city.

Designed by The Buchan Group, a key feature of the building is the vertical copper cladding that dominates portions of both the front and rear facades.



Hornby Working Men's Club Retail Complex

Work is well underway on a 4,000m² retail complex for the Hornby Working Men's Club, who own the 3.8 ha site between The Hub and the railway line in Hornby. The site was previously occupied by two bowling greens and a sports pavilion.

The project was proving popular with tenants even before work commenced in August, with a large portion of the retail spaces already leased.

Avenue Health

Site preparation commenced in late 2014 on this Bealey Ave site, where the completed facility will include two operating theatres, pre-op and recovery rooms, six consultant rooms, two treatment rooms, a laser procedure room, pathology, Solais suite, phototherapy room, LED room and a number of staff spaces.

Avenue Health has a focus on skin medicine, skin cancer surgery and cosmetic medicine and surgery.



Target Furniture

The Gama Foundation needed to double the size of their showroom at Target Furniture in Blenheim Road, whilst keeping the existing showroom open for business throughout the expansion project.

The project includes maintaining an existing exterior wall to link the buildings. This has entailed intricate propping. Completion of the project is scheduled for mid-2015.





Mt Pleasant Memorial Community Centre



Hillary Field Centre

Upcoming projects

Our construction programme for 2015 is shaping up to be one of the most exciting to date, with a number of projects nearing completion, others about to commence, milestones to set and new challenges in the pipeline.

Mt Pleasant Memorial Community Centre

The design for the Mt Pleasant Memorial Community Centre maximises sea views and sunlight, whilst minimising the effects of winds. The building will include a hall accommodating up to 200 people, a dance studio, meeting rooms, a flexible studio space, an administration area, office, kitchen, toilets and storage spaces.

Music Centre of Christchurch

Set to be the most acoustically advanced building in New Zealand, the centre will provide a 330-seat auditorium, teaching and practice rooms, with additional commercial office space.

Meadow Mushroom Administration

Leighs returns to the Meadow Mushrooms site at Wilmers Road this year to construct a new reception and administration building. Comprising approximately 840m² over two levels, fin panels to the exterior envelope and a cantilever canopy symbolise a mushroom.

Montreux Furniture

Work is set to commence on a new 2,500m² development to house Montreux Furniture's boutique factory, Designmade trade showroom and office space.

Hillary Field Centre Extension

Leighs are excited to be returning to the ice to construct an extension to the Hillary Field Centre and to undertake refurbishment works. Constructing the original centre in 2004, Leighs became the first private company contracted to build for the government in Antarctica.



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