

# WINTER 2022 EDITION

# NGĀ WHETŪ O MATARIKI

By Bert Denee

## Welcome to the Winter edition of Kalmar News.

We are now well underway with several new projects, and in spite of the continuing and probably permanent presence of COVID, progress has been good on all fronts. Kalmar branded tower cranes are now up across the city as a tangible sign that all the planning and pricing work that has been going on has come to fruition. More details on all our projects can be found further on in this edition, as reported by the site teams.

Not before time, and after some solid effort we have launched our new look website, so if you haven't done so already, check it out at [www.kalmar.co.nz](http://www.kalmar.co.nz).

One of the links on our website is to the NZCA (New Zealand Construction Alliance <https://nzconstruction.net.nz/>), of which we are now a full partner. The NZCA's mantra is National Coverage, Local Delivery and we are busy demonstrating this with a national rollout of upgrades for the Ministry of Social Development. This year we have committed to making some measurable progress towards environmental sustainability and our aim is gain Toitū Enviromark Diamond certification and Toitū Net Carbonzero certification by the end of this year.

Toitu is a wholly owned subsidiary of Landcare Research, the Crown Research Institute, and they will be assisting us on our journey.

We have recently enjoyed our first Matariki public holiday. Matariki is the Māori name for the cluster of stars also known as the Pleiades. It rises in midwinter and for many Māori, it heralds the start of a new year. Traditionally, Matariki was a time to acknowledge the dead and to release their spirits to become stars. It was also a time to reflect, to be thankful to the gods for the harvest, to feast and to share the bounty of the harvest with family and friends.

Midwinter is always a good time for a bit of a celebration, and this year we have plenty to be thankful for.

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# The Marlborough Apartments

By Neil Ball

The Marlborough has recently been completed, and the purchasers are now starting to move into their apartments.



This is a credit to the Kalmar finishing team (you know who you are) who helped to complete the project so effectively.

In a game of "spot the difference" (see Page 3), it's remarkable just how the finished photographs resemble the architectural marketing renders.



It was a rollercoaster finish. The client asked us to accelerate and deliver this project six weeks early to enable early occupation of the building.

The team set up for this enormous challenge whilst working through Covid-related issues that have impacted the construction industry. Along with our subcontractors the Kalmar teams worked tirelessly through public holidays, long weekends, and a lot of overtime to achieve the target finish.

Due to all this hard work, the project was completed six weeks ahead of the Contract Programme. The Certificate of Code Compliance was lodged and uplifted in just 4 days - this must be a record somewhere, thanks to Craig Curling, stellar effort.

We'd like to extend a huge thanks to all the subcontractors who helped Winton achieve what was once thought to be an impossible task.





# New Zealand Herald - Winton Advert

Saturday 21<sup>st</sup> May 2022

**WINTON**

## Artist's impression?

Artists impressions can be misleading.  
This is what we said The Marlborough would look like once it was built.  
Turn to the back page to see what we actually delivered.

Artist's impression, July 2019

Photograph as built, May 2022

The Marlborough, Launch Bay, Auckland

# WINTON

# Safe hands always deliver

When you're buying from Winton it's comforting to know you're buying from a trusted New Zealand developer that delivers.

On time, on budget and to the standards promised. We're now proud to open the doors of The Marlborough in Launch Bay, Hobsonville Point. As you can see the finished building is both a striking addition to the street and exactly as designed and promised. So if you're about to move into The Marlborough, welcome to the Launch Bay neighbourhood.

winton.nz

# Ovation Apartments and Townhouses

By Neil Ball

## Ovation Apartments

After coming off The Marlborough Apartments, resources are getting back into “the swing of things” on the Ovation Apartments. The fit-out is progressing extremely well with plasterboard up to Level 3 and paint finishes to the lower levels. Joinery will commence shortly, as we move forwards to the finishing stages of the project.

The façade works have been a challenge, but things are starting to look up, and the scaffold is expected to be dismantled shortly to unveil the finished façade with podium works commencing.

It has certainly been a challenging project with the logistical constraints of the site and managing the increasing Covid-related impacts. With the finish in sight, the team is motivated to deliver this on time, and to a high standard that is expected for these high-end boutique apartments.

Completion is expected towards the end of October 2022, so we look forward to sharing the completion pictures with you then.



## The Townhouses

As a separate portion to the Ovation Apartments, the townhouses have been waiting nearly two months for the timber pre-nail frames. With these finally arriving, the carpentry crews wasted little time standing these frames and are now preparing for the roof and façade cladding materials to be installed. With a little luck, we may even be able to secure some GIB to get the linings underway.





# The Barracks Hobsonville

By Neil Ball

The four-storey development, over basement car parking with an apartment on each level, is now well underway.

The site is small, at the end of a super lot and is surrounded by residential construction.

It has been a challenging start, keeping the team on their toes as they problem solve quickly to keep the momentum going.

With the lift pit and foundation complete, the basement precast panels have been installed and the in-situ columns and beams are about to progress.

We look forward to getting out of the basement and into the structural floor cycles.



# Jimmy's Point Hobsonville

Jimmy's Point is the latest apartment development to commence in Launch Bay. The 30 luxury apartments are spread over 5 levels over an extensive basement level. The site is positioned against the seafront overlooking the Greenhithe waterways showcasing some exquisite views.

The Stage 1 bulk excavation work has progressed with piling works already underway with the temporary retaining walls to enable access to site. Whilst the weather has been throwing a few curve balls, the team have made good progress in the short time they have been on site.

With the Stage 2 pricing now complete, the balance of the project has been awarded, so procurement teams will be actively working to secure trades in a challenging market.

This period should see the completion of the bulk excavation and piling works, with the tower crane planned to be installed in late September 2022.



First Prestart Meeting



# Bloom Lincoln

By Neil Ball

The Bloom Lincoln development, housing 24 residential apartments has recently been completed. The code compliance certificate has already been uplifted and is ready for the tenants to move in.



Making the most of the drier months before winter set in, the team took full advantage to ensure a well-coordinated finish to the project.

With Kowie leading the team it's been a remarkable finish to what was a challenging project that the team handled extremely well.

We completed this development for our client Bloom Living. The end-user, Kāinga Ora, wanted to use the project as a benchmark as an illustration as to "how a product should be handed over".

Special thanks to Kalmar staff, Ryno De Beer, Yulia Mokshina, James Stevens, Paul Dine and Henry Winsor, and to the subcontractors involved who assisted in delivering another quality product that Kalmar's reputation is built on.





# PROJECT UPDATES

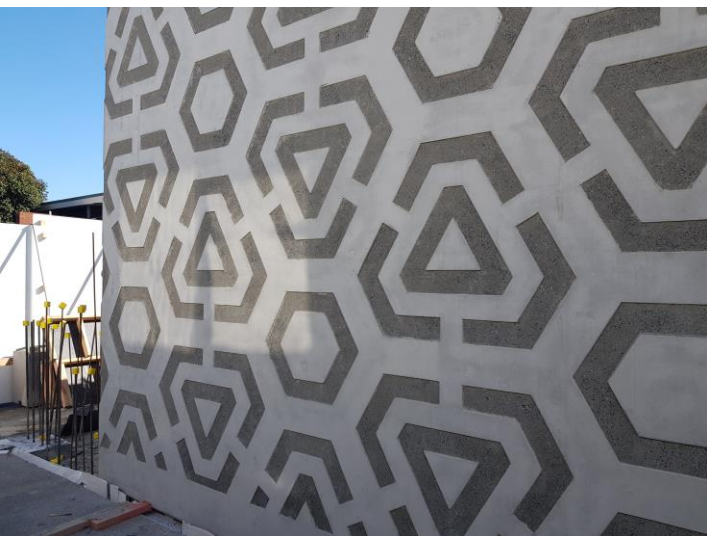
## Onehunga Mall Club

By Ross Duxfield

The tower crane is now up and the team at Onehunga Mall Club are progressing well with the first suspended slab due to be poured early July.



The first of the patterned precast panels are in place. They reflect the pattern of the carpet from the Onehunga Working Men’s Club, which was the original building on this site..



Construction is to be completed December 2023.

## 14 Todd Plaza

By Ross Duxfield

The team, led by Luke Kus, completed the project and achieved Practical Completion on the 31<sup>st</sup> of May 2022.

With the challenges of subcontractor staff shortages on a number of finishing trades, due to the effects of Covid, the team were still able to push through and complete the job. Luke and his team handed over a very good quality product to the client.



# Metlifecare Edgewater Pakuranga

By Phil Williams

The Edgewater Metlifecare Retirement Village, is an aged care facility consisting of 72 apartments with a combination of self-contained units, care suites, cinema, café, swimming pool and hair salon. Practical Completion for Separable Portion 1 was achieved on the 25<sup>th</sup> of March 2022, allowing Metlifecare to take occupation and use the new complex.



Separable Portion 2, landscaping and finalisation of the exterior works is nearing completion with a date of 10<sup>th</sup> August 2022 targeted as the completion date.



Craig has built a close relationship with the Metlifecare operational management team and residents and has become part of the Metlifecare family.



Craig Mullane the Project Manager supported by Rafiq Sheikh remain on site to close out the works and ensure a smooth transition for Metlifecare into their new facility.

NJ Van Zyl has returned from his holiday to South Africa and is finalising the accounts and Alexei Paule has finally moved into his new role as a Health & Safety Manager, and we wish him well.

Luca Denee has been promoted to Senior Quantity Surveyor and has been given the reigns on Te Uru 08 in Hobsonville, well deserved Luca.

Numerous members of the Kalmar team have made significant contributions to the successful delivery of the Edgewater project, well done and thank you.



# Metlifecare Orion Point Hobsonville

By Nathan Halloran

Following a disruptive period due to Covid having split our team between home and the site offices, it has been fantastic to finally have everyone back together again. The vibe in the office is great with face-to-face contact becoming the norm again. Fingers crossed that the current flu season passes without too much impact on our team.

The construction team has grown exponentially over the last few months as efforts ramp up to meet tight deadlines. Welcome to Paul Flannery, George De Lange, Manie Maritz and Gary Zhao who have recently joined our team.

Stage 1 Building E&F is on track for completion in September with Stage 2 Buildings C&D well into superstructure and Stage 4 Pavilion in foundations.

We were fortunate to be able to celebrate our first roof shout in April for Stage 1. This was after 3 months of postponements due to Covid. The roof shout was well attended and an opportunity to celebrate our success not only with the client and associated consultants, but the wider construction team.

Whilst construction on E, F C&D is full steam ahead, work behind the scenes is going on to kick off the next stage of buildings G&H. The current programme indicates construction commencement in late September 2022 with completion in the new year 2024.

The Kalmar team are focused on delivering a first-class product, and we are certainly proud to be partnering with Metlifecare on this exciting project.



# Foundation on George Parnell

By Jacobus Mienie

The Foundation project has really kicked into gear with the structure starting to assert itself on the Parnell skyline. The onsite structure team, led by Michael van der Walt and Iloa Pauu has been able to maintain a consistent floor cycle despite the challenges we have faced with precast and reinforcing supply, not to mention the grueling winter weather. The Level 3 slab is due to be completed at the end of June and Level 4 is targeted to be completed by the end of July.

Jason Underhay has recently joined the team as Façade Manager, just as the scaffold is starting to shroud the structure. The building wrap is advancing up the facade elevations and the ground floor windows are due to be installed in the first week of July. Following window installation, we plan to commence the ornate limestone façade.

Shifting to the interiors, we have commenced with the internal fit-out of the ground floor, forming part of Separable Portion 1, which will be occupied by Blind and Low Vision New Zealand. The internal framing has started on the ground floor alongside several service trades. The Level 1 sample unit is due to commence with the internal framing in the first week of July, all this under the watchful eye of a familiar face to some, David Karim, who recently returned to Kalmar.

The demolition of Awhina House, a 3-storey concrete building has certainly posed a challenge during the planning stages. A complex demolition methodology is required due to the proximity to a birthing centre, and to meet the low levels of noise/vibrations allowable under the resource consent. The demolition is due to start at the end of October 2022.

The commercial team, led by Olivia Li, continues to battle the everchanging market conditions. As we know the construction sector in New Zealand is experiencing major issues with supply, however the team has worked extremely hard to achieve our procurement milestones for the project.

The Foundation team has really grown exponentially as we welcome several new staff members to the team, Jacobus (Kowie) Mienie (Project Manager), Zander Paulsen (QS), David Karim (Fit-out), Henry Winsor (Fit-out), Tony Swortzel (Fit-out), Jason Underhay (Façade) and Samantha Turner (Site Administration).

The team is focused on delivering a first-class product to our client, Generus Living.

Kalmar is proud to be a part of this ground-breaking, retirement living development.





## The Grove Stages 2 and 3 Orewa

By Tim Ellery

In March we were awarded Stage 3, an additional 24 units to the Stage 2 building currently under construction



Stage 2 has been progressing well with the structure completed on time and the roof now commencing. Windows have started to be installed and we head toward getting the building watertight so fit-out works can progress further.

The Stage 3 structure was delayed due to a live Vector power cable running through the site. This has now been relocated and we have commenced with the foundations.

Off-site works have been continuing with precast shop drawings and manufacture starting, ready for installation in July.

The site team has grown with Anthony Bugarin, Jason Petersen, NJ van Zyl and Murray Johnson (Grumpy Gnome recipient, four years running). We welcome the newcomers to the team who bring experience and skills to the project that will contribute to its success.

The site team and subcontractors have seen their fair share of illness due to Covid-19, flu and colds, but despite this we are tracking very well on the project. A big thank you to all staff members who step up to fill the gaps when required. It's very much appreciated.

With the winter weather on top of us, we have a couple of months to battle through. However, we are looking forward to spring and putting winter behind us.

Can't wait!



# Proxima Residences Newton

By Phil Williams

Proxima is a 9 Level building made up of 2½ levels of parking and 7½ levels of apartments adjacent to Newton Road in Eden Terrace. The apartments are a mixture of 63 single units and 4 penthouses.



Since commencing the project, in November last year, things have progressed well through the dry summer and autumn months. To date the piling, capping beam and bulk excavation have been completed along with the first stage of shotcrete to the retaining piles.

Sewer connections in Randolph Street have also been installed along with all internal stormwater and wastewater drainage.

The tower crane has been erected and the CMTF traffic management plan has finally been approved by Auckland Transport after a 6-month consultation process.

Detailed dig works are well underway, but the wet start to the winter season is proving challenging when forming ground beams and pile caps and completing membrane systems. The lift base was poured on 13<sup>th</sup> June and the first precast panels were installed to the lift shaft on the 15<sup>th</sup>.

Tanking and steel fixing is progressing in the ground beams and pile caps, and the first pour is planned for early July.

The Structural Engineers' construction methodology requires an earth bund to remain in place at the base of the retaining piles, to control deflection in the retaining wall, until the level 2 slab has been cast. This is planned to be completed by the beginning of September.

The site team have been working in collaboration with the design consultants and supply chain to finalise the façade design and ensuring building consent application for the façade and fit-out was submitted on time.

Thomas Van Roekel, supported by Pierre Gonzales and Viki Guo are looking after the commercials and building a relationship with the PQS and have made good progress with groundwork variations.

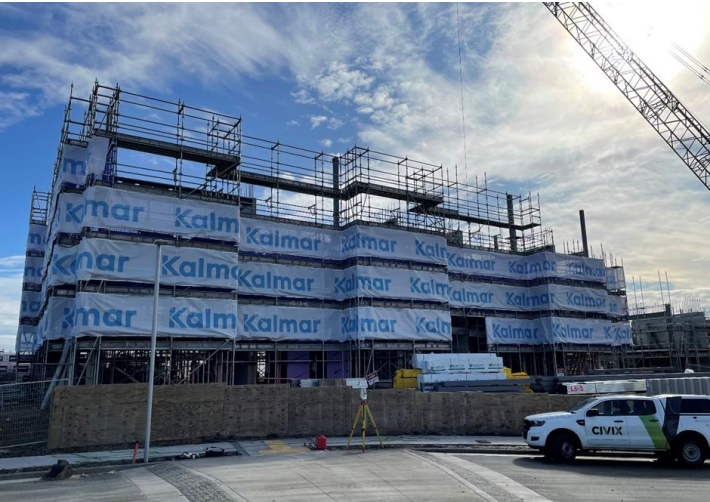
The site delivery team lead by Neil Spencer has developed further with Dave Tauariki joining the team after recently returning from Australia to lead Harbour. Thanks to James Stevens for getting this project off to a solid start and a big welcome to Hirini Maguire.



# Te Uru Apartments Stage 8 Hobsonville

By Phil Williams

Te Uru 8 Apartments for Fletcher Living Ltd consists of three buildings; Blocks A,B & C with 72 apartments including a pocket park and EV charging station. The Project is located in Hobsonville Point opposite Memorial Park.



After a shaky start due to the vibration caused by the piling, Grigory Plekhotkin the PM has continued to build good relationships and trust with the neighbouring residents, property and business owners adjacent to the project.

For buildings A&B the piling and foundations have been completed with the cycle of in-situ floors, structural steel and precast concrete panels well underway. On Building C the ground floor pour is being targeted for completion in July.

The façade construction has commenced on Building A with a mock-up of a section of this being presented to the façade engineer for review and approval.

The ongoing effect of Covid is causing disruption to the supply and manufacturing chain. A member of our team is visiting factories to mitigate the impact on programme and sequence of work.

We welcome new Kalmar additions to the team Garth Robertson looking after the façade, Jannie van den Berg responsible for the fit-out and Katerina Boyarkina assisting with quantity surveying.

Jessica Brewitt and James Stevens have also relocated from other Kalmar projects and joined the team as Quantity Surveyor and Site Manager respectively. Jess has recently returned from a successful 3-month campervan trip around New Zealand. After the highlight of swimming with the dolphins and finally selling her van, we are pleased to welcome her back to the team.

On the social front, James Stevens took the honours at the Kalmar Blastacars Go Karting Social Club event.

Luca went to the South Island for the Kepler Track with a few Kalmar staff members. They were incredibly lucky with the weather, and everyone managed to make it up to the top without any problems. The only thing that could have been better would have been Edmund driving us up in his new ute!

# PROJECT UPDATES

## Remuera Gardens

By Ross Duxfield

The contract is signed and we have been given the green light to get underway.



Site establishment will start early July with the aim to start demolition of the existing buildings mid-July.

The project, which will be led by Luke Kus, is a 58-unit Retirement Village for the Real Living Group.

There will be two buildings on a central podium, with a bowling green between them.

Completion is for late 2024.



## Three O Eight Remuera Apartments

By Bert Denee

Another successfully completed project.



The project has achieved Practical Completion, and we are now busy tidying up the last few client changes, which are part and parcel of a high-end project like this as the new owners start to move in.

The team, lead by Lüder Stock and Brendan Vannan with Steve Francis looking after the commercial side, has done an outstanding job over the last couple of years to successfully complete this challenging project in spite of pandemics, a strained supply chain and a myriad of design changes.

The pictures speak for themselves. PAGE | 14



# PROJECT UPDATES

## Three O Eight Remuera Apartments cont.



# Updates from Health and Safety

By Bert Denece

Kalmar is now a full partner in the NZCA, and one of the benefits of this alliance is the sharing of knowledge and experience in order to upskill the wider group. As part of this process, all the NZCA member Safety Managers will be meeting in Wellington on the 29<sup>th</sup> of July for an inaugural get together and general cross-pollination session.

We have recently developed a training programme for Safe Scaffold Awareness with Graham Burke. This will now be rolled out to all Site Staff over the coming weeks.



Evie has just turned 5 and she is taking Health and Safety seriously – dad Paul (Flannery) says it’s good to start them young!



## The Perks of being a Fire Warden

Foundation has a new project Fire Warden. Matthew Luckhurst is the man, he has the licence to sound his Nee Nah, Nee Nah as required!!!



## Life Imitating Art

Much like The Marlborough project comparison photos on page 3 it’s difficult to tell these two apart.





## Dillon Taylor and Ellie McMahon

Dillon and Ellie were married on the 7<sup>th</sup> of April 2022 in Clevedon. As you can see from the photos, the weather didn't disappoint, which made this beautiful outdoor venue ideal.

On the way to the airport, because she wasn't feeling so great, Ellie carried out a Covid test, which unfortunately came back positive, so sadly honeymoon plans had to be abandoned.



## New Arrival



## Welcome Beauden

Byron and Kerry Westcott "took delivery of" Beauden Matthew Westcott on 10<sup>th</sup> May 2022. He took his time getting here, putting Kerry through days of labour.

Beauden already has his New Zealand passport and will be experiencing his first international flight as he travels to South Africa to meet his grandparents, uncles and aunts etc.

Will Byron dress him in his All Blacks outfit for this prestigious occasion I wonder?



*thank you*



### Celebration Morning Tea

In early May, we celebrated Dillon’s marriage at Head Office with a morning tea and presented him with a gift.

Ellie kindly made a bottle of Russian Fudge to thank us. Ellie, anytime you are inclined to bake, you have a fan base in Takapuna.

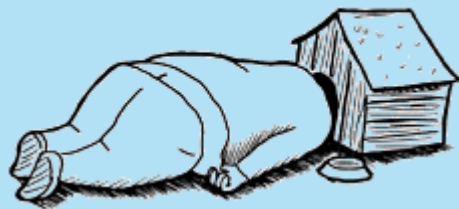


### In The Dogbox

Linda and Ryno enjoying the newly delivered In The Dogbox.

To the person who took out the subscription, please note, this is somewhat of a distraction, but the boys at Head Office thank you.

It’s a case of not reading the articles, but looking at the pictures....





# Site Events

## Metlifecare Orion Point Roof Shout

29<sup>th</sup> April 2022



## BBQ at Onehunga Mall Club

In appreciation of all the hard work the guys are doing on site.

## NZCA visiting Kalmar's NZCA projects

11<sup>th</sup> May 2022



# Site Events and Celebrations

## The Grove Stage 2 and 3 Dinner

29<sup>th</sup> June 2022

The team recently enjoyed a night out at a the Dak Hanmari Korean BBQ in Takapuna.



## Celebrating the award of Remuera Gardens

An excellent excuse to drink champagne, not that we need an excuse.

The culmination of all the hard work that the Estimating team has put in to secure a new project for Kalmar.





# EVENTS

## Fundraiser



**Winton Fundraiser**

Bert Denee and Neil Ball attended the Winton Fundraiser in Queenstown on 5<sup>th</sup> May 2022.

Pictured left are Neil and Lisa Ann Ball with Chris Luxon.

## NZIOB / Kalmar Fishing Competition

We once again thank all our sponsors for their support and participation in the annual NZIOB Kalmar Fishing Competition that was held this year on 6<sup>th</sup> May 2022.

We remind all participants that the money raised from this competition goes toward assisting youngsters who wish to study in the field of construction. A very worthy cause.

The biggest Snapper was caught by Dom Regan, but the Kalmar boat took 2nd, 3rd and 4th biggest Snapper as well as biggest Trevally, so our boat had a very successful competition.

Dom's Snapper is the biggest caught to date in the 14 years that this competition has been running.

Snapper	– Dom Regan	9.498kg
John Dorey	– Barney Lay	2.531kg
Trevally	– Freek Taverne	1.564kg
Kahawai	– Matt Emerson	2.111kg
King Fish	– None caught	

**Largest Fish Caught by a Woman**

Angela Purcell	– Snapper	2.419kg
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# EVENTS





# EVENTS

## Hiking the Kepler Track

You never know what you are going to get when you book an outdoor trip months in advance. Craig Curling, our “tramp” organiser secured a booking in March and both guys and gals headed off to explore the beautiful South Island. The pictures can illustrate their experience far better than words.





# Social Club

By Rob La Trobe

## Auckland Blues vs Moana Pasifika

2nd April 2023

Twenty-five of us gathered at the Kingslander Pub for a couple of drinks and a bite to eat, which was a great way to warm up and catch up before the game.

The game itself was very entertaining even though the score line appeared lopsided with the Blues running away with a 46-16 win, was a lot closer at halftime 17-13 which kept a lot of us on the edge of our seats.





# Social Club cont.

## Blastacars

Thank you to those who attended this Social Club event on 19<sup>th</sup> May 2022. It was an awesome night and fair to say there were lots of laughs and crashes.

Congratulations to James Stevens for taking out a hotly contested final with Dillon and George following close behind.

A big shout out has to go to the character of the night, Mike Azizi, who brought energy and showed great support for others.



From Left to Right: Dillon Taylor, James Stevens and George Kubicki



## EVENTS

### Social Club cont.



#### Master Builders Comedy Charity Night

A Fantastic night at Ponsonby Cruising Club for the Kalmar Social Club, and a brilliant cause to get behind.

Laughter with a purpose, a comedy night to raise funds for KidsCan. An exceptionally good night that included a buffet dinner, free drinks and three comedy acts, with Ben Hurley masterly leading the crowd's chuckles.

KidsCan is New Zealand's leading children's charity dedicated to providing the bare essentials of food and clothing to Kiwi kids affected by poverty. Funds were raised by silent auction and bidding wars with sponsored prizes bringing out a competitive spirit from those with the deepest pockets. Funds raised exceeded expectation and reached a grand total of \$31,023, which will support 86 additional children.

The night's excitement culminated in the raffle draw, with everyone lining up their tickets on the table in great anticipation. The winner of the night, James Stevens (Kalmar's jammiest employee), who selected a fancy red wine as his prize.

An enjoyable and productive night for the Kalmar Social Club, and with stunning views of the Harbour Bridge from the venue.



#### Alexander Park Raceway

15/07/2022  
25/09/2022

Mid Winter Christmas at the Races  
All Whites vs Australia



# Kalmar 2021 Christmas Lunch

Peter Kay, Neil Spencer and Shane Punter - absent



After having to postpone this function a number of times, we finally managed to get everyone together on 27<sup>th</sup> May. There are lots of new faces and of course we celebrated staff long service, most notably Bert Denee and Peter Kay, who started Kalmar 20 years ago.

Lots of shenanigans as Bert receives his award and is congratulated by the directors. Pictured left, Rob Cunningham can't contain his delight. He's waited 20 years to give Bert a kiss.

## 10 Year Award



Steven Francis



Rob La Trobe

## 5 Year Award



Michael van der Walt



Terry Smith



Mario Icban



Abel Lulu



Ernesto Pagayonan



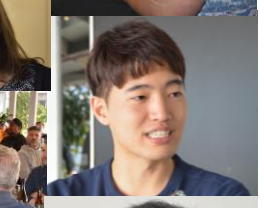
# EVENTS

## Kalmar 2021 Christmas Lunch cont.

### Health and Safety Award



Dillon Taylor





# DL Good Hunting Trip



## Queen's Birthday Weekend

Several staff members were invited to Te Awaiti on a hunting trip organised by DL Good.

A certain someone took a fancy to Byron.

Plenty of sausages making their way back, so all in all it was a successful trip.





# EVENTS

## The Marlborough Project Completion Dinner Cruise

This cruise was so much fun. After days of heavy rain, the weather cleared and we set sail on Thursday 9<sup>th</sup> June at 4pm. To accommodate our numbers, we were divided into two groups.

There were those who tried to recreate the “Titanic” moment (picture top right) and Michael van der Walt experienced sailing for the first time.

We watched the sun set, and the city light up. How lucky are we that we can do something so amazing on a winter’s night in Auckland.

