



KALMAR NEWS

31 March 2025



INTRODUCTION

BERT DENEË

Welcome to the Summer edition of Kalmar news. The weather has certainly been on our side as builders, but I'm sure our farming cousins are looking forward to some rain.

With all the amazing weather we have been experiencing over the last few months, and in spite of the economy still seemingly stuck in neutral, our projects have been proceeding at great pace, with all of them on, or ahead of, programme. We're looking to capitalise on this momentum as we transition from structure to fitout on Foundation Building 2 in Parnell, and the second stage of Fabric in Onehunga.

We have recently completed and handed over some great projects – The Avenue Apartments at Remuera Gardens for Real Living and the Park Green Neighbourhood Centre in Karaka for the Hugh Green Group. We have also started 2 new projects – Elysian Apartments for HR Group in Parnell and Chelsea Rise for Darren Brown in Birkenhead.

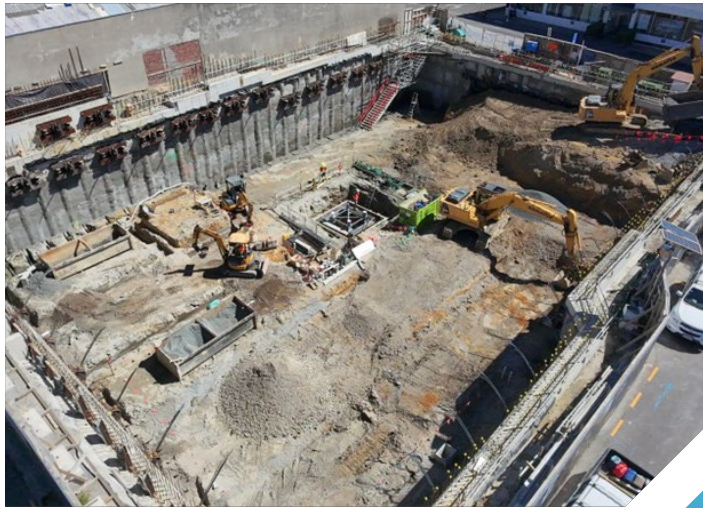
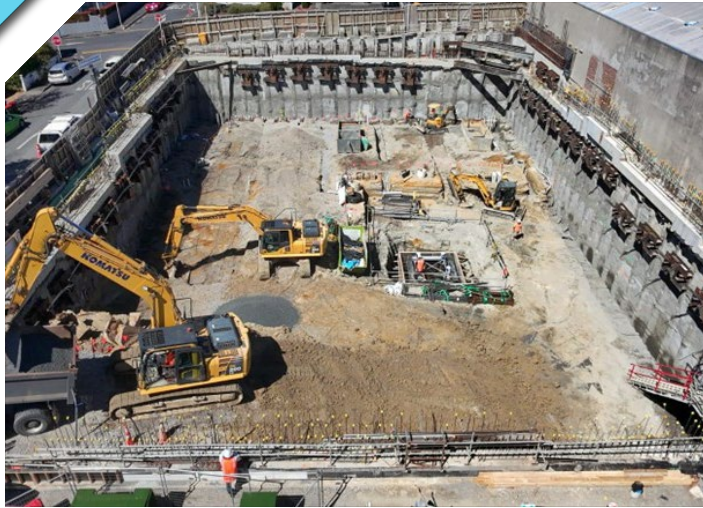
<https://www.theavenueapartments.co.nz/>

<https://parkgreen.co.nz/>

<https://www.elysian-parnell.nz/>

<https://www.chelsearise.co.nz/news/signed-sealed-with-our-official-construction-partner>

This year seems to be racing along with our projects, and now the annual flurry of Hot Cross Buns confirms that Easter is just around the corner! We all need to remember to stop occasionally, take a deep breath, catch a wave and be grateful that we live in the best, and probably safest place in the world.



PROJECT UPDATE

YORK HOUSE, PARNELL

NEIL BALL

Construction on the York House Development is now in full swing, featuring 44 high-end residences. Developed by Precinct & Icon Developments, the project lies in the heart of Parnell.

Since Christmas, the team has been focussed on completing key milestones, including the installation of the concrete-reinforced piles, perimeter capping beams and ground anchors, all in preparation for the bulk earthworks phase.

With bulk excavation now underway, the team has made good progress, despite a few in-ground challenges. This positive advancement has been supported by favourable weather conditions and careful planning and coordination by the site team to maintain a good relationship with the surrounding residential neighbourhood.

The saying goes, 'What goes up, must come down', but in this case, what goes down, must come up! The team is nearing completion of the vertical descent phase with the bulk excavation, and once finished, the focus will shift to foundation work, followed by the construction of a two-level basement to support the six-level tower above.

The next major step will be the installation of the luffing tower crane, essential for the project's structural phase. Given the tight site constraints, this will be installed inside one of the lift shafts.

Leading the team is Dillon, with Gerhard managing site operations. The Kalmar Concrete crew is overseen by Lee, supported by Joseph & Eric, while Paul & Harold keep ahead of design and coordination. The QS team, comprising Olivia, Yulia & Grace provides essential support with our Construction Cadet Michael, while Ann heads up the Health & Safety team.

As the colder months approach, the team is racing to complete the in-ground activities before Winter sets in. Until next time, it's over and out from the York House Team.

Kia mau ki te mahi pai
(Keep up the good work)



PROJECT UPDATE

FABRIC²

NEIL BALL

This project, formally known as FABRIC on Spring Street, has undergone a marketing and brand refresh and is now officially named Fabric².

Much like the squared notion in mathematics, the momentum on site continues to multiply, as we develop the 118 apartments in Onewa for Precinct Properties. The number of workers on site continues to rise, with construction now underway across all areas of the project.

Under Lance's leadership, with support from Shane, Eric & Omer, the structure for both buildings is nearing completion. The final slab pour is scheduled for early April, marking a significant milestone for the project and a huge achievement for Kalmar Concrete, as well as the subcontractors and suppliers involved.

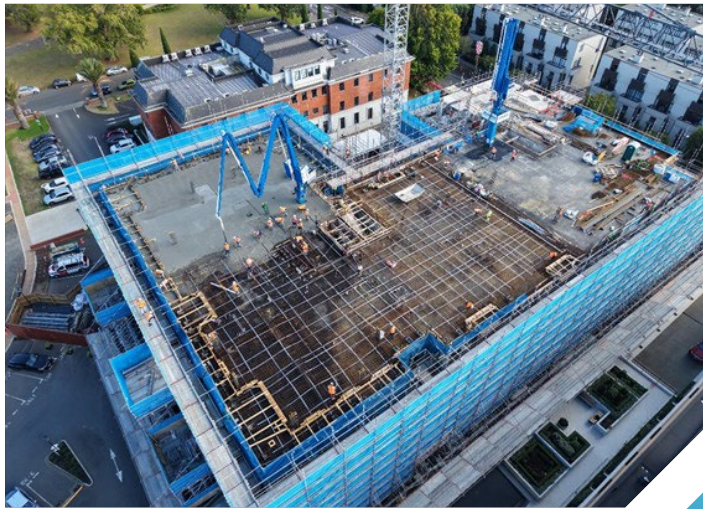
Our focus has now shifted to the façade elements, with Jason and Arthur working to make the building watertight. This will enable Alan and Derrik to move forward with the fitout works now that all building consents have been uplifted. Looking ahead, we plan to have the roof structure and cladding installed in the coming months, so don't forget to mark your calendars for the roof shout celebration in July.

The success of this project is down to the entire team: Brendon on his leadership, our QS team of Donald, Liam, Thomas & Jervis. Jerrin, our coordination guru, Paul Dine, our H&S Champion, Sam our Administration Superstar and James Stevens, who tirelessly ensures the site stays on track.

While the team has been hard at work, they've also made time for some fun and team bonding including fishing with ZYJ and paintball against the Foundation team (where Fabric won in spectacular fashion!) Thanks Sam, for all your planning and organising.

We look forward to seeing you at the roof shout in July. Until then, signing out from the Fabric² team!

Kia haere tatou
(Let's Go!)



PROJECT UPDATE

FOUNDATION BUILDING 2

NICHOLAS BOTHA

It's been a GREAT Summer! The Foundation team is on the move, carrying forward the momentum from last year. Since December, slabs for Levels 1-4, Area A, have all been successfully poured – with the Level 4 slab alone being a massive 420m³ of concrete! The structure team should be extremely proud of their progress so far, with the structure just needing 2 slab pours and 2 roof pours for completion. Keep up the great work; You are absolutely smashing it!

As the structure nears completion, both façade and fitout works are well underway. The façade team has installed windows on the ground floor and has now began Level 1. The stone crew has started installing stone on the façade, marking an incredible milestone. So far, around 650 pieces of stone have been installed, and soon, European Stone Masons will be placing over 100 pieces per day, with each stone weighing up to 50kg. Only 15,850 stones to go. No pressure, team!

Fitout is also gaining momentum, with the sample unit scheduled for completion in June. Walls have been lined and ceiling framing has begun. Completing this unit will set the benchmark for the remaining units, and we are excited to see it finished. On the Ground Floor, steel stud framing has been installed, along with nogs for services, and first fix has also commenced. Eurotech have also begun work on the Level 1&2 external balcony walls.

It's not all work at Foundation! The team has enjoyed milestone BBQs to celebrate slab completions, Friday drinks at the Lumsden and the Fabric v Foundation paintball event. Needless to say, Foundation came out on top! ☺ It was a fantastic opportunity to reconnect with colleagues from other sites and enjoy some friendly competition.

The team will be getting a personnel boost with LordKarlo Ibarra & Aaron Goddard rejoining Kalmar, and Matt Morris joining the Kalmar family too. We look forward to seeing you all give your best on Kalmar's flagship project. We have also recently had Summer Foley, our Kalmar-sponsored Keystone Trust student working with us and bid farewell to Zander, who is off to Australia. We wish you all the best, mate. It has been a pleasure working with you!



PROJECT UPDATE

PARK GREEN

CRAIG MULLANE

The Park Green Neighbourhood Centre has now been finalised, with Practical Completion being achieved on 14 January 2025.

We are now just putting the finishing touches to some post PC client variations in line with Best Start's Ministry of Education Inspections.

Thanks to all the team – Alan Watson, Vincent Escalante, Shane Punter, Lee Savage, Mikhail Filatov and Luca Denee. We will be off to Mudbrick Winery to celebrate this achievement in due course.

Hugh Green Group were very happy with how the job progressed, especially after encountering delays in ground conditions, council amendments and late changes to the Ministry of Education requirements.

An extensive and detailed landscaping design kept the team on their toes, ensuring the client was suitably impressed with the final look and quality of workmanship.



PROJECT UPDATE

REMUERA GARDENS

LUKE KUS

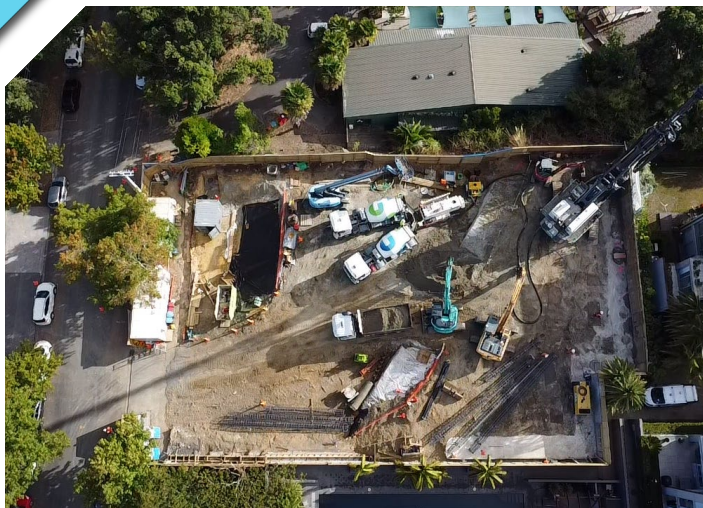
We are proud to announce that Practical Completion for the Remuera Gardens project was officially achieved on 17 February 2025.

This is a huge achievement, and it wouldn't have been possible without the hard work of the whole Kalmar and Kalmar Concrete teams.

From the demolition (when ol' Gene Larsen was still around), to the final finishes and landscaping, this project has gone smoothly, even though we faced some challenges along the way.

You should all be proud of what we have built, and to have done so ahead of contract programme, shows how well the team worked together on this project.

A massive thanks to each and every one of you for your efforts.



PROJECT UPDATE

ELYSIAN

BRANDEN VENTER

Construction on the Elysian Apartments commenced on January 29, 2025. This exciting project, located in the prime suburb of Parnell, will feature 16 luxury apartments with 2, 3 and 4-bedroom layouts with great north-facing harbour views.

A Glimpse into the Project

The apartments will be spread across levels 1-5, with the basement and ground floor dedicated to parking and amenities, including a private spa, sauna and wellness treatment room. The façade will feature a unique blend of cladding systems and bronze anodized aluminium joinery the hero being the natural stone imported from Oman, coming in a range of profiles including flat, fluted and scalloped, with tiles weighing an impressive 54kg!

Construction Underway

Our team is excited to have broken ground, and the LRD 23 double rotary piling rig is now established, with piling works underway. With a total of 283 piles to install, ranging in depth from 8-13m, we hope that the good weather sticks around and the gumboots don't need to make an appearance!

Meet the Team

Our site team consists of Murray Johnson (Site Manager) and Joy Rivera (Project Coordinator), with Lance Bloomfield and Eric Yuan joining soon to take care of the structure. Our project QS team includes Luca Denee, Thomas Van Roekel and newcomer Cameron Hames, who we wish all the best on his new role at Kalmar. We also extend congratulations to Luca on his recent wedding to Emma, which took place on beautiful Waiheke.

What's Next?

We're looking forward to watching the project take shape over the coming 22 months, with completion expected in November 2026. We'll keep you updated on the progress and milestones achieved along the way.



PROJECT UPDATE

CHELSEA RISE

LUKE KUS

We are pleased to announce that construction has begun on the Chelsea Rise Apartment project. The project consists of 73 premium apartments split over 6 levels, with 4 Penthouse suites on level 7 enjoying great views over the Chelsea Sugar Factory and the Harbour Bridge to the CBD.

After some negotiations to finalise the contract, work on site commenced on 24 March, with the aim of completion being achieved in early 2027.

It's early days still, but the team on site (just Zubin for now), are keen to get into it with demolition, public drainage and piling all gearing up in quick succession.

With some onerous resource consent conditions, keen-eyed neighbours and the famous Onewa Road to contend with, we will need to be well organised to ensure this project runs smoothly. With the aid of our subcontractors, who are being signed up as we speak, I am sure it will be a success.



PROJECT UPDATE

NORTH SHORE RIDING FOR THE DISABLED

TIM ELLERY

North Shore Riding For The Disabled is a charity-funded association offering horse riding experiences to disabled children. The staff tell us the kids “light up” when they arrive and it’s all big smiles and fun while they are there. You can appreciate the importance of such a facility.

This project was a community project (heavily subsidised by Kalmar) to build two new horse stable blocks, with Murray Johnson heading the build.

In late December we started at the site in Stillwater and got the main timber poles concreted in before the Christmas break. On his return in January, the other materials arrived, and Murray was back into it. Little did he know how good the weather was going to be and being in a non-sheltered section of the farm, it probably seemed like 40°C!

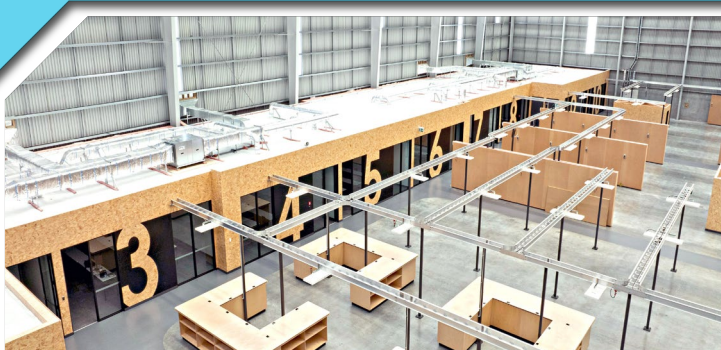
Within 3 weeks the build was complete, including the roof and an apron slab out the front and they started operating again early February.

Well done to Murray and his small team of carpenters!

For more information, please click here [Mar-2025 | NSRDA](#)

Kalmar have recently become the North Shore RDA’s first Corporate Sponsor, committed to providing sponsorship for the next 3 years. We are delighted to be supporting an organisation that provides such an important contribution to our community and look forward to helping them celebrate their 50th anniversary later this year.

For more information, please click here [Mar-2025 | NSRDA](#)



PROJECT UPDATE

INTERIORS

JUSTIN DE BEER

As our Kalmar Interiors team returned from a well-deserved summer break, it was straight back into work mode with practical completion being achieved across several projects.

Skills Group – Skills (\$3million)

This project was an alteration and refurbishment to the internal and external spaces of an existing industrial building, which was altered to provide a fit for purpose new teaching facility for trade-based learning, including electrical and associated staff facilities. Due to the exceptionally short project timeline, the Client adopted an Early Contractor Involvement procurement approach.

Kensington House (\$5.5million)

Kensington House is an existing single level care building containing care rooms, care suites and associated amenities and back of house provisions. The project involved a full re-roofing, recladding and conversion of the existing 32 small care rooms into 11 larger care rooms and 6 multi-room suites. The building remained occupied and operational throughout the 12-month project. Trades included roofing, demolition, carpentry, concrete, all services and finishes.

University of Auckland – Early Childcare Education Centre (\$1million)

This project was a refurbishment of the existing tenancy to accommodate the Early Childcare Education Centre. Project scope included an internal refresh, featuring acoustic walls and cut out panels, glazing, replacing kitchens, bespoke joinery and all services.



ELYSIAN GROUNDBREAKING CEREMONY

PHIL WILLIAMS

The groundbreaking ceremony for Elysian took place on Wednesday 19 March, marking a significant milestone for the project. The event was held onsite, with the Honourable Mayor Wayne Brown in attendance, alongside HR Group, Kalmar, Crossan Architects and Colliers International.

The ceremony began with a Karakia and site blessing led by Wolfgramm Holdings, followed by speeches from Hannah Williamson (HR Group), Mayor Wayne Brown and Bert Dennee. After the official groundbreaking, Jerome Buckwell, the lead architect, delivered a presentation on the project at HR Group's Elysian Display Suite, where guests had the opportunity to discuss the vision for Elysian over refreshments.

This event marks the beginning of an exciting journey for Elysian, setting the stage for the next phase of development.



BLESSING OF TE TUPU O TE TŌREA

JUSTIN DE BEER

It was a privilege for the Kalmar Interiors team to be invited to the opening of Waipapa Taumata Rau new Early Learning Centre – Te Tupu Te Tōrea on 26 March.

Thank you to Ngāti Whātua for the beautiful Karakia

SITE SAFE HEALTH & SAFETY AWARDS 2025



**Bert Benee of Kalmar
presenting the Mental
Health & Wellbeing Award
to Gavin O'Connor of
Tupore Infrastructure.**



Each year, Kalmar proudly supports the Mental Health & Wellbeing Award as part of Site Safe's Annual Awards. This year, the finalists were Workforce Central Dunedin, Anita Teo-Tavita and Tupore Infrastructure.

The 2025 recipient was Tupore – an East Cape-based company that uses a number of initiatives to support their staff's mental health.

The event also saw a number of the Kalmar team receiving their Certificates in Health & Safety in Construction.



Clockwise from Top Left:
Ann Chia, Laksh
Jaishankar, Tim Ellery,
Greg Bailey, Paul Dine.

Well done, team!



The Keystone Trust: Supporting tomorrows property & construction leaders



**Bert Denee and Justin De
Beer of Kalmar, with
Summer Foley, the
recipient of the Keystone
Trust Kalmar Construction
Scholarship**

Kalmar

2025 The Kalmar Construction
Scholarship.

Summer Foley

Bachelor of Construction,

KEY PARTNER SCHOLARSHIPS



THE KEYSTONE TRUST CONSTRUCTION SCHOLARSHIP

Since 1994, The Keystone Trust has been supporting students who they believe would benefit from receiving financial, mentoring, networking and other assistance to get a tertiary education and set themselves up for a successful career with property or construction.

This year, Kalmar made the decision to be one of the sponsors of a construction scholarship and welcomed Summer Foley to the Kalmar Team.

Summer has been based at our Remuera Gardens site and has recently moved across to Foundation Building 2.

With a positive, friendly energy, Summer has proven herself to be a valued member of the team. She is working closely with her mentor, Rob La Trobe, and we see a bright future ahead!

Introducing Baby Amelia



Congratulations to Donovan Ratner and his wife, Megan on the arrival of their bonny little girl, Amelia.

Arriving on 28 December, weighing 3.61kg, Amelia decided to put her parents through the wringer from an early age!

Born by C-Section after almost a 24-hour labour, Amelia was treated for mild signs of jaundice, while Megan required an iron and blood transfusion.

Thoughts to Donovan too, who told me how uncomfortable the chair was that he had to sleep in over the 5 days.....☺

Mum and bubs are now thriving, and were even brave enough to head off camping only 7 weeks later!

Welcome to the new parents club!
Wishing you many happy days ahead.



Congratulations to Jerrin Koshy and his wife, Reethu, on the arrival of their bouncing baby boy, Ezaak Koshy Jerrin, born on 17 January 2025 and weighing 3.065kg.

Ezaak is the couple's first baby, and they are cherishing every moment!

Jerrin said 'stepping into parenthood was a quick transition for us and we are adjusting to his routine as it's subjected to change. We were grateful and lucky to have my Mum around, who came to take care of all 3 of us!

Best wishes to your new family. Enjoy the journey!

Welcoming Baby Meecah

Congratulations to Ryno & Sonnika De Beer and their little boy, Tyler, on the arrival of Meecah Huntly De Beer, born on 4th March with a beautiful head of hair!



In Ryno's own words.....

Yay! Mum and Dad Super Happy!
Yay! Baby healthy!
Yay!

Wishing you all a future filled with love, laughter and unforgettable moments





Laksh & Nithya's Wedding – In their own words 💖

We are thrilled to share that our wedding took place on January 20 2025, in our hometown of Chennai, India! 🌟

It's been an incredible journey since we first met almost five years ago. Our wedding was a vibrant celebration filled with laughter, love, and cherished moments with close friends and family. We honored both our cultural and traditional values, making it truly unforgettable.

The two and a half days of rituals flew by like a dream, and it's hard to believe it's already been over 2 months! 🕒 We were surrounded by the beauty of Indian traditions, from the stunning Mandap to the sacred fire, and the joy of sharing our vows with each other.

These pictures capture the essence of our special day-the reception party and the actual wedding day. We're grateful for the memories we've created together.

Wishing everyone love, happiness, and joy in their own journeys! 💖



Nic & Alex's Engagement

Congratulations to Nic Botha, and his partner Alex, who became engaged over the Christmas Break.

Nic had taken Alex to South Africa to visit family and friends and booked a 2-night stay in a safari tent next to the river at Ndlovu Addo River Lodge.

Whilst out on Safari, and with the help of the guide, Nic popped the question. The reply? 'F off.....you are kidding me! Hell, yes!' 😊

Congratulations to you both and cheers to the happy times that await you!



Luca & Emma's Wedding on Wonderful Waiheke 💖

What a superb celebration!

Congratulations to Luca Denee and his beautiful wife, Emma, on their wedding at Mudbrick Winery on February 9th!

The weather blessed them with perfect timing, transforming the earlier rain into a stunning backdrop for their special day.

The newlyweds enjoyed a short honeymoon in the far North and are looking forward to an exciting overseas adventure later this year.

May your future together be filled with joy, laughter and everything you hope for



SOCIAL FOOTBALL



On Friday 7 March, a team of 10 players from across our Kalmar sites took to the pitch for the Global-Sponsored 5 a side football tournament in Albany.

On a baking hot spring day, it was a fierce competition with the teams going through group stages before Kalmar made it through to the semi final against Global.

After a tough game that finished 6-6, Kalmar progressed to the final thanks to penalties from Mikey Graham, Nic Botha and Craig Mullane.

The Final saw us up against Manson, where we were pipped at the post, losing 4-2.

Thanks to Global for organising such a great day, and to all the teams that took part. We'll see you all again next year!

L-R (Top) Nic Botha, Scott Liston, Thomas Lindstrom, Harold Fulo, Mikey Graham, Ryno De Beer
L-R (Bottom) Donovan Ratner, Jerrin Koshy, Luca Denee, Craig Mullane

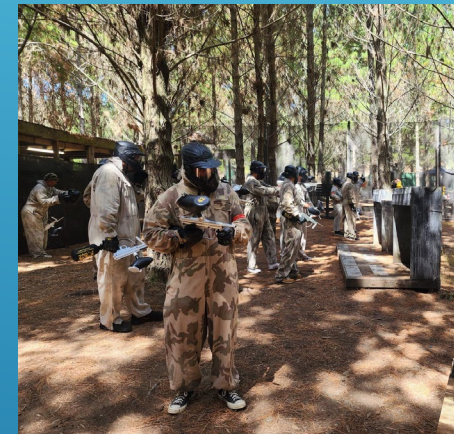


PAINTBALL BATTLE FOUNDATION 2 V FABRIC 2

On Saturday 1 March, the Foundation and Fabric Teams headed out to Woodhill Forest, donned their battle gear, chose their weapons – and prepared to fight it out for the ultimate prize – the winner of Paintball.

Reports of the winning team are conflicting, with both sides declaring victory, so to keep the peace, we'll call it a draw 😊

Well done teams – a great way to get out there and have some fun after a busy week.



WHAT HAVE WE BEEN UP TO THIS QUARTER?



Jerrin with the 'fish of the day' on the Fabric² ZTJ Fishing Trip!



Alan Watson was thrilled to be nominated as **Santa** for the next Kalmar Kids Christmas party, with Sam and Donald practicing their photo opportunity on Santa's lap!



Bert, Rob, Jocelyn & Kristen attended the recent NZCA Conference in Hamilton, where they connected with leading experts and took part in engaging sessions and discussion with like minded professionals.



Fabric² hosted a site visit

James Stevens, Brendon Vannan, Alice Holroyd & Samantha Turner at the Fabric² site



Michael Graham with the kingfish that brought him bragging rights!



The Social Club enjoyed an afternoon watching Auckland FC beat Wellington Phoenix