

 **LEIGHS**

**Annual Review**  
2023



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## Our Four Pillars of Success:



PEOPLE



PROCESS



PROJECTS



PROFIT



Leighs Board of Directors  
L-R Anthony Leighs, Albert Brantley,  
Sinead Horgan, Anna Cassels-Brown  
and Paul Duffy.





## Anthony Leighs Shareholders Address



As founder of Leighs Construction, I take enormous pride in seeing both the impressive delivery of important projects for New Zealand and the business's continuing evolution and improvement.

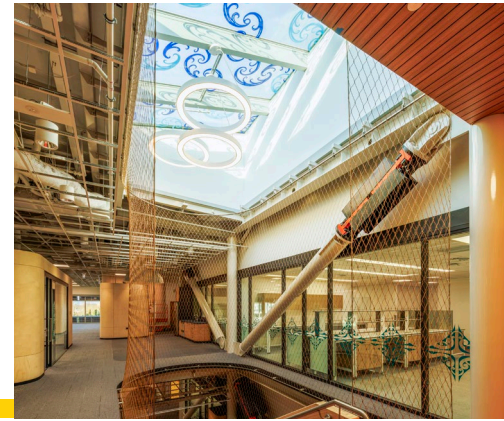
As the company nears its thirty-year anniversary, we should all be collectively proud of the position Leighs holds in the New Zealand construction industry and the importance of the projects that the company delivers.

From hospitals to universities, schools, defence force bases, social housing, prisons and even Antarctic research stations, the all-important social infrastructure projects Leighs builds contribute strongly to New Zealand society.

Leighs has evolved enormously during our three decades of operation. From a small start-up employing only a handful of people to an entrepreneurial business constructing the projects no one else wanted to, such as the New Zealand embassy in East Timor, to a strong growth company following the Christchurch earthquakes and our entry to the North Island market.

The company is now evolving into a passionate, disciplined, and well-systemised business as it approaches its fourth decade of operations. It's vital we continue on this path, so we can deliver on our mission of constructing important social infrastructure for New Zealand.

Many people suggest to me that it must have been hard to hand over the reins. It was not hard. The company was at a stage at which new leadership was needed. I take immense heart and enormous pride in seeing capable and passionate staff, executives, and directors lead and continue to operate, grow and evolve Leighs so superbly well.



## Albert Brantley Board Chair

As Chair of the Board, I'm immensely proud of the strides Leighs has made under Gary's leadership. We've emerged as a more disciplined and professional organisation driven by continuous improvement in health and safety, internal controls, and reporting. This transformation stands as a testament to Gary's commitment to bettering our organisation while continuing to remain true to our core values.

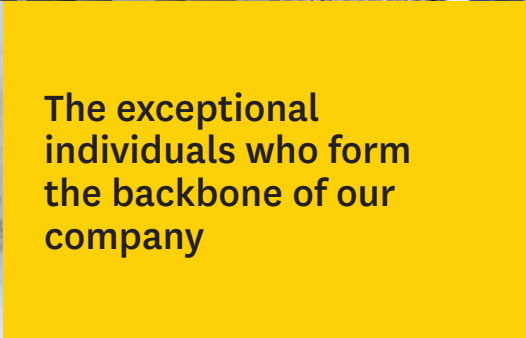
Leighs remains deeply rooted in its principles. This commitment to excellence has garnered well-deserved recognition. Clients increasingly view Leighs as a trustworthy and established presence within the market, confirming the confidence placed in our leadership team and, more importantly, in the exceptional individuals who form the backbone of our company.

While the construction sector faces a dynamic landscape, Leighs is well-positioned to thrive in this challenging environment.

Our expertise in developing critical social infrastructure projects such as schools and hospitals across Whangārei, Auckland, Taranaki and Christchurch, coupled with our proven ability to tackle complex undertakings, equips us to navigate these challenges and emerge stronger. We remain a trusted organisation committed to delivering on the needs of future generations of New Zealanders.

Sharing Anthony's immense pride, I join the Independent Directors in applauding Leighs' achievements and the unwavering dedication of its people. The significant investments in People and Culture, including training and development, process improvement and infrastructure, along with Leighs' dedication to excellence, paves the way for an even brighter future that's committed to making a difference and leaving a lasting mark on our nation.







# Executive Team



**Gary Walker**  
Chief Executive  
Officer

For Leighs, 2023 has been a year of meeting our goals, and those goals, in turn, resulting in exceptional performance at both a project and business level.

Our Executive team have been building on the foundational pillars of growing a great company through consistency, discipline, and accountability.

The tipping point for me has been the enhancement, strengthening, adaptation and digitisation of our systems and processes, enabling our people to see data in real time, which has enormously increased our insights and decision-making.

Having a safe-to-fail approach underpinned by continuous learning and improvement has led to increased staff engagement and a deeper embedding of our one team approach as the backbone of our company culture.

Our attention has been on ensuring that Leighs is a great place to work for our people, that we exceed our client's needs and that we ensure the sustainability of Leighs in the long term is evidenced by outstanding project delivery, growing revenue and shareholder returns.

We are immensely proud of all that Leighs has achieved in 2023 and are energised for 2024. We feel that the pendulum is shifting within the Construction Industry in New Zealand and that Leighs is well-placed to continue growing, learning, and developing as a thriving national company.



**David Jarman**  
Group Chief  
Financial Officer

During the past year, Leighs has placed significant emphasis on updating our systems and increasing our use of data analytics. In 2023, we successfully introduced Jobpac as our new project financial and general accounting system, which is now being utilised for all projects. The implementation was led by a cross-discipline team from across the business and has significantly enhanced our forecasting capabilities, automating much of what was previously done in legacy systems.

We have developed our data warehouse to collect information from different systems providing real-time reports to project and functional management. In 2024, we will continue our systems refresh and implement and integrate an HRIS and Payroll system.

As a company, Leighs values our people, and our new systems now provide seamless system integration. This enables the Leighs team to work on projects collaboratively with clients, consultants, and subcontractors, and manage our business through continuous improvement.

In 2023 Leighs maintained a strong financial position allowing us to be better able to undertake high-value, complex, and lengthy projects, whilst ensuring timely payments to all subcontractors and suppliers. Large and complex projects require a strong balance sheet, financial capability, and discipline to ensure successful delivery.



**Dave Hunter**  
General Manager  
Construction

In 2023, our technical team were fully immersed in our strategic initiatives to adapt our project delivery experience through evolving our systems and processes. We collaborated to develop our new real-time project reporting platform and integrated Power BI across all projects. The platform enables transparent trend-based forecasting, and we will move towards completely automated data integration very soon.

Through the lens of double-loop learning and continuous improvement, we have focused on, refined, and updated our critical documents on SharePoint (Kōwhiri) to provide a single body of information and knowledge.

In 2024, we will shift into the supporting, training, and development initiatives that will assist as we focus on achieving ISO 9001 quality certification for our management system, thereby completing the Leighs ISO suite for Quality Management, Risk, Health & Safety and Environment.

2024 will also see us bring our Sustainability Strategy to life by evidencing our business improvements in carbon reduction and waste minimisation. The work that brings the refresh to our Work Safe Home Safe initiatives to life will continue into 2024.

As we transition and adapt to the shifting NZ construction landscape, we must stay true to our values and continue our journey towards a more sustainable future while allowing our people to thrive.



# Executive Team



**Mike Knowles**  
Regional Manager

Reflecting on the past year, our team has achieved an enormous amount, and they are an inspiration to all of us; in particular, the Lincoln University Science North Design and Build project highlighted our commitment to excellence and ability to navigate complex projects successfully.

Details of other projects are within this Annual Review, and each showcases our ability to stay focused on long-term outcomes in challenging environments to deliver for our clients.

Implementing our real-time project reporting system has been pivotal, generating accurate, valuable data to forecast better project performance and enhancing our commitment to staying at the forefront of efficient project management practices.

Our team has gone above and beyond in welcoming new international workers into the South Island team, diversifying our skill set and enriching our team dynamics.

In 2023, we celebrated many staff anniversaries, many surpassing a decade of commitment to Leighs. This enduring loyalty and dedication is built on mutual growth, and these milestones stand as a testament to the shared journey of success and resilience that defines our team.

We are excited about building on our progress last year and developing our people and project experience in 2024.



**Sue Jensen**  
General Manager  
People and Culture

As the newest member of the Leighs Executive team, I'm honoured to be part of this highly successful company with a trusted reputation for delivering great work. I see our core values: Pride, Passion, and Excellence, in action every day.

Our people are viewed as the heart of our business. Without their vital skills and capabilities, hard work and passion, we'd be unable to deliver on the important social infrastructure projects for New Zealand. 2023 saw us grow our team, welcoming over 50 carpenters and technical staff from the Philippines and the UK, expanding our construction project expertise while investing in our people and systems.

As we look to the future, we want to ensure we continue to create legacy buildings important to our society, and the most important aspect of that process is ensuring we have a sustainable and great organisation for our people. In other words, "We're positioning Leighs to thrive as a leader in NZ construction, by ensuring our people prosper."

At Leighs we are committed to creating an inclusive environment where our people can develop, thrive, and succeed – alongside our Work Safe Home Safe ethos.

Our ambition is to ensure we do our very best to make our organisation a truly great place to work.





# Sustainability



Leighs is committed to continuously improving our environmental performance, providing a positive contribution to the social and economic elements of sustainable construction, and to conduct business in such a way that minimises any potential adverse effects on our environment.

As part of our Strategic Framework for 2022-2025, we identified that to become a leader in the construction industry we needed to develop a relevant, robust, and deliverable Sustainability Strategy.

Our Sustainability Strategy is centred around our ability to influence in the management of the construction process, offices and project sites.

The resulting strategy incorporates 3 core focus areas of sustainability: People, Resources and Environment. Under the 3 core sustainability areas we have identified 13 topics with associated key priorities. Our strategy focuses on understanding our current state, developing achievable strategic outcomes, and setting the path forward. We will utilise our collective understanding and data to harness the momentum gained and set clear sustainability targets for our future.





Our people are the foundation of our success



Our people can develop, thrive and succeed







**Paul Dennis**  
National Health and  
Safety Manager

# Health and Safety

## Work Safe Home Safe

In 2023, we enhanced our "Work Safe Home Safe" vision by identifying eight critical elements that help us work safely and return home safely every day: Leadership, Culture, Resourcing, Proactivity, Safe People, Safe Equipment, Safe Environment and Safe Systems.

Our focus is on engaging employees and promoting inclusive health and safety. We encourage the reporting of incidents and near-misses, which we like to refer to as "free lessons." In 2023 we have improved our reporting tools and now capture data that is displayed in a Power BI dashboard, providing greater visibility and empowering our teams to increase health and safety awareness and performance.

Transparent data helped with our reduction in harm incidents in 2023 and the substantial increase in near-miss reporting, providing us an opportunity to take action to prevent harm. We recently launched a mobile-first initiative "See something, Say something, Do something!" which allows anyone to report potential issues and provide improvements on-site, empowering our teams to engage in broader outcomes through small actions. We also introduced our reward and recognition initiative "Nailed it!" that recognises and rewards the people who perform well in our workplace.

At the end of 2023, we conducted a health and safety pulse survey to check our progress on the eight Work Safe, Home Safe elements. The feedback was positive, with an average engagement and performance score of 86%.





# Talent Spotlight



**Sej Gata Aura**  
National Engineering  
Manager

Sej has been with Leighs since July 2023 and is driven by his passion for engineering, problem-solving, and desire to take on challenges. He was drawn to Leighs because of its reputation as a company that challenges itself and the status quo. Sej has extensive experience in the UK, and he sees Leighs going above and beyond regulatory requirements in the areas of construction financials and being progressive around Health and Safety. He believes there are many opportunities to further grow the culture of Leighs and is excited to be part of that change.

Sej appreciates our inclusive environment, where diversity of thought is celebrated, and equal opportunities are available for all, regardless of ethnicity, beliefs, or gender. There are plenty of opportunities for Sej to share knowledge with his team, where all voices are heard. Management sets this example by being fair, open, and honest; which is something he attributes to the tone set by Gary Walker, Leighs CEO.

Sej observes that he has been given the mandate to lead change at Leighs. He is grateful to have the full support of his team and is confident that Leighs is ready to invest in the future while remaining committed to its growth and development.



**Nathan Hawkins**  
Project Manager

Nathan has been part of the Leighs team for eight years. He began his career here as a project manager on the Hornby Hub project. He then moved onto the Dunedin JV and established himself as a regional flag bearer, proudly leading teams as Leighs builds throughout NZ. Nathan is currently project manager on the new east wing building (NEWB) project, part of a \$250 million redevelopment at Taranaki Base Hospital.

Nathan's expertise in building and nurturing relationships and his ability to foster a positive team culture are widely recognised and appreciated. He is passionate about socially responsible construction and creating "assets for good." For Nathan, what sets Leighs apart is the legacy projects he gets to be a part of and the incredible people he works with, whom he considers his extended family.

Nathan's educational qualifications include a Bachelor of Construction Management, a Law degree, and an MBA, which he recently completed. Given the company's supportive culture and humanistic approach, he looks forward to realising his career aspirations with Leighs, such as developing the company's workforce by providing leadership and mentoring to a growing and diverse team. "Diversity is opportunity, it creates infinite resources if you open up your mind."



**Rebecca Mitchell**  
Group Finance Manager

Rebecca has been with Leighs for two years, where she has contributed to our people and systems. Her focus on creating a positive work environment and supporting and encouraging her colleagues drives her to consider many facets outside finance.

She aims to support the company's development and sustainability by implementing self-sustaining systems and processes that improve individual efficiency. "I see my role as helping us get to the stage where we can start making choices about where we will take Leighs." As she leads Project Mārama, our transformative programme of systems work, Rebecca is proud of the highly cooperative working environment that brings experts from across disciplines and regions.

Leighs has provided Rebecca with personal growth and flexibility that allows her to be actively involved with her family, mentoring, and exposure to various aspects of the business. Additionally, the company has supported her Institute of Directors membership and trusteeship of the PEEP trust. What makes Rebecca happy? Any time she gets on site, she witnesses the passion of the people working on Leighs' projects as we build important buildings for communities.



# Talent Spotlight



## Manon Boudet Construction Management - FLP

Manon's journey at Leighs began in 2017 as a labourer, her perseverance and hard work earned her a promotion to H&S Administrator and later to a H&S Advisor role. In 2022, she applied for the Future Leaders Programme (FLP), to which she was accepted. Her career has been guided by her values of learning, challenging herself, sharing knowledge, and working collaboratively within a team, which have led her to unexpected areas of growth.

Manon had to face some challenges when she first joined Leighs, as she had recently arrived in New Zealand. However, her background as a physical trainer and rugby player gave her confidence in handling the physical demands of labouring. She describes the working environment at Leighs as supportive, with project teams functioning like families. She believes that exposure to different cultures is essential for learning, and her experience as a labourer with English as a second language has made her more empathetic towards communication barriers.

Manon has always felt valued and respected at Leighs. She is encouraged to grow and share her knowledge in a well-structured environment surrounded by "great human beings" who are passionate about building great buildings. Manon's most memorable moment with Leighs in 2023 was completing the link bridge in The Arts Centre. She takes pride in walking through the area regularly, and it has become a highlight when family and friends visit Christchurch.



## Daniel Fernandes Construction Management - FLP

Daniel moved to New Zealand from Goa, India, when he was 6 years old, and was raised in New Plymouth. Since late 2022, when he started with Leighs, Daniel has been part of the Future Leader Programme (FLP) and was our 2023 (North Island) FLP Award winner. While working with site management, monitoring work, inspections, and ensuring quality control, Daniel also studies Building Science remotely through Victoria University. And yet, he still has time to keep up his love of football.

Daniel feels that working at Leighs supports his values. He is part of the community, learning, earning, and in a team contributing to building something important for his adopted region. As a proud Taranaki local, the opportunity to be part of this significant and complicated build was a once-in-a-lifetime opportunity.

This 21-year-old has big aspirations of owning a company that develops land and provides affordable homes. Between now and then though, he has his sights set on becoming a project manager or engineer in the next ten years and knows he is on the right track with Leighs here to support him. For 2023 though, his most memorable moment was seeing the first facade panels go up on the new east wing building (NEWB) at Taranaki Base Hospital. All the study and hard work is paying off for him and his team.







Diversity is opportunity,  
it creates infinite  
resources if you open  
up your mind



## Mercy Hospital, Auckland

Client | MercyAscot Properties Ltd

The new wing building will boast a suite of 10 advanced operating theatres, an intensive care unit supported by new high-dependency care beds, and a ward of single bed rooms. The Mercy Hospital redevelopment is progressing well, construction of the new hospital building started in Q1 2023 and is due for completion in Q2 2025.



The structure is 80% complete with the first roofing section in place, and the fitout for the prototype operating theatres has commenced. The project team has prioritised engaging with all stakeholders,

including the local community, to ensure the construction process runs seamlessly. The site team is now fully staffed and committed to delivering this exciting new project in the healthcare sector.



## Current Projects

## 211 High Street, Christchurch

Client | Portus Property Ltd



The 211 High Street development is a high-quality, modern, sustainable building located diagonally opposite our Christchurch office. The 4-level plus basement building will provide commercial office space on levels 2-4, retail and hospitality tenancies on level 1 and car and cycle parks at basement level. The building will be constructed in timber, feature energy efficient services, an open atrium and full height green wall, with the upper levels wrapped in a curved glass façade. The project is targeting high industry leading Greenstar and NABERS environmental ratings.

The new building's basement and ground floor slab is now complete. The next phase of the project is the installation of the exposed timber glulam structure and CLT panel floors followed by king span façade, curtain wall windows and warm roof. The timber structure portions have been engineered using European spruce sourced from Austria and the structural steel connections fabricated and installed in Christchurch. The project is due for completion Q1 2025.



## Christchurch Campus Redevelopment (UOCCR), Christchurch

Client | University of Otago

Located in the Christchurch Health Precinct, the University of Otago's Christchurch Medical School will result in a stunning new research and learning facility on Oxford Terrace. The 7-level plus basement building will house laboratory and research spaces, a medical imaging suite, clinical research facilities and both teaching, and workspaces. Once complete the new building will have a usable floor area of 16,500m<sup>2</sup>.

Recent works on site include the erection of the first phases of structural steel on the southern side of the building, concrete floor slabs poured to level 1, and 5 bore chambers

have been installed for in-ground services, along with a significant amount of steel reinforcing tied into the basement walls.

With a daily average of 50 people on site, numbers will grow significantly as the build progresses, tracking towards completion in early April 2026.



## Current Projects

## New East Wing Building, Taranaki Base Hospital, New Plymouth

Client | Te Whatu Ora - Taranaki

The new east wing building (NEWB) addition to Taranaki Base Hospital, is an ambitious undertaking that underscores our commitment to providing top-notch healthcare infrastructure. The new building will house the emergency department, radiology, maternity, laboratory, neonatal and the intensive care unit. Leighs are proud to say that the project is progressing well and is tracking towards completion in early Q2 2025, right on budget.

The new hospital has been designed with patient care and staff wellbeing in mind, featuring streamlined layouts that will enable clinicians to provide care more efficiently. Additionally, the hospital is equipped with

advanced technology and ample natural light to create a comfortable and healing environment. Overall, we believe that this project will set a new standard for healthcare infrastructure in the region and beyond.





## Hillmorton High School Gymnasium, Christchurch

Client | Ministry of Education

The new gymnasium (gym) project located at Hillmorton High School, follows the successful delivery of a 2-storey middle-school building, with 22 teaching spaces at the school in 2021. The new gym will accommodate a build roll of 2000, and allows for 2 netball courts, 3 teaching spaces and all the required utilities, with a footprint of approximately 1,930m<sup>2</sup>.

Recent works include the start of the brickwork cladding, the installation of roof panels, and the Leighs carpentry team completing the soffit and fascia framing and lining, in preparation for the installation of windows, doors, and vertical metal cladding in the coming weeks. The project is on target to achieve a weathertightness milestone at the end of March, and on track for completion at the end of September 2024.



## Current Projects

## George Forbes Building, Lincoln

Client | Lincoln University

The George Forbes Building is located on the Lincoln University campus, and once works are complete, will become the high-profile main entrance to the campus. The works include an enabling stage of asbestos removal and partial demolition of the existing ground and first floor, namely the northern earthquake-prone sections of the building. All while the existing tower above, and café or mezzanine spaces to the south of the building, remain live and fully operational. To achieve this, our construction methodology was meticulously developed with the client team and local council. The

permanent works include refurbishment of the existing ground floor and first floor mezzanine spaces, and the construction and extension of the existing area to form a new multi-purpose space and facility. The works continue our relationship with Lincoln University, following the successful delivery of the Science South and Waimarie (Science North) buildings. The project began in January 2024 and is targeting completion in Q1 2025.



## Scott Base Redevelopment, Antarctica

Client | Antarctica New Zealand

The Scott Base Rebuild Project continues to be a key focus for Leighs, it has been a challenging year for the project. However, work continues with the Antarctica New Zealand team utilising our years of experience of working in Antarctica. Shown is our team on the ice in Antarctica this summer carrying out physical works.



## Canterbury Museum Redevelopment, Christchurch

Client | Canterbury Museum Trust Board



The Canterbury Museum is currently undertaking a major redevelopment to upgrade the existing facilities. The improvements will provide additional space and align with the current international museum standards. Leighs and March Construction have formed a joint venture (Leighs March JV) to carry out the enabling works, which include building the retaining wall and completing the required temporary works associated with the Robert McDougall Gallery underpinning. Also included in the scope is the temporary support of the 1958

Centennial Wing façade on Rolleston Ave, along with the installation of the dewatering wells and pumping equipment. These works start in March and are targeting completion in May 2025. Leighs will be tendering for the main build mid-2024, which comprises the technical basement construction under the existing buildings, the construction of the new museum building, along with refurbishment of the existing heritage buildings.



### Current Projects

## Project Anvil, Burnham

Client | New Zealand Defence Force

Project Anvil is a new maintenance support facility located at the Burnham Military Camp. The project is comprised of a 7,000m<sup>2</sup> building, 16,000m<sup>2</sup> of hardstand, and several ancillary buildings, including a

dangerous goods store, a heavy vehicle storage building, crock park (truck park) canopy, and a fire sprinkler pumproom. Within the facility are workshops staffed by both military and civilian personnel that maintain and repair equipment.



Close to 500m<sup>3</sup> of concrete have been poured on the project so far, creating foundations for zones 1, 2 and 8. The remaining zones will have their foundations poured before the end of March. The project is due for completion in August 2025.

## Taranaki Cancer Centre, New Plymouth

Client | Te Whatu Ora - Taranaki



As part of the Taranaki Base Hospital development, this 5-Star Green Star building is set to house a state-of-the-art cancer treatment centre, with a targeted completion date in Q3 2025. The centre will feature a linear accelerator unit, 10 chairs, 2 isolation rooms for chemotherapy, 8 outpatient consultation rooms, whānau facilities and staff offices and associated amenities. Piling has been completed ahead of schedule, along with drainage,

and the foundation work is currently underway for the main building and linear accelerator bunker. The offsite construction of structural steel and precast panels is also in progress. Over 300 Taranaki residents currently require radiation treatment and must travel to Palmerston North. Once completed this facility will allow 80% of these patients to be treated locally.





Building our people and systems is our focus



Ensuring our people prosper





## Specialist Mental Health Services, Hillmorton Hospital

Client | Te Whatu Ora – Waitaha Canterbury

The new facility includes two clinical buildings and an extension to the campus energy centre, with the project covering a development area of 8,000m<sup>2</sup>. The larger of the two buildings is the Integrated Family Services Centre, which is comprised of services for mothers and babies, inpatient and outpatient eating disorder units, and a child and family inpatient unit.

The smaller High and Complex Needs Unit provides services for patients with acute mental health illnesses.

The project was designed and built to a 5-Star Green Star rating to include modern, therapeutic environments with centralised courtyards, single rooms, and flexible spaces.



## Recently Completed Projects

## Belfast West Primary School and Allenvale School, Christchurch

Client | Ministry of Education

Belfast West Primary and Allenvale is a large dual-school campus, catering for two schools in one location. The campus comprises three buildings: Belfast West teaching block, 1,854m<sup>2</sup> for year 5-8 pupils; Belfast West hall and administration building 1,033m<sup>2</sup>; and Allenvale School 1,731m<sup>2</sup>, establishing as the 'base school' for Allenvale's other satellites and transition hub.

Both Allenvale and Belfast West Primary have their own separate teaching areas, breakout spaces, kitchens, ablution areas, and meeting rooms. The design and build project includes associated landscaping, sports fields and courts, specialised play areas, ancillary buildings, infrastructure and parking/drop off zones.





## Botany Downs, Puhinui and Sutton Park Schools (B19 Cluster), Auckland

Client | Ministry of Education

The B19 Cluster project is part of the Ministry of Education's Roll Growth Programme and involved building new classroom blocks at three schools in Auckland, namely Botany Downs Primary in Manukau, Puhinui Primary in Papatoetoe, and Sutton Park Primary in Māngere East. The project was completed within programme and budget.

Although the architectural design of the buildings is almost the same, civil works and landscaping were adapted to suit the specific locations. Construction was done in stages, and each site's 'lessons learnt' were used to refine subsequent locations.



### Recently Completed Projects



## Orewa North West Primary School, Auckland

Client | Ministry of Education

The Orewa North West Primary School was completed in December 2023, and caters to 420 year 1-6 students, in a rapidly growing part of North Auckland. The project is comprised of 18 teaching spaces over 2 levels, an outdoor learning area, administration facilities, a multipurpose hall, and a library. Landscaping, including car parking and sports fields, round out the project that will form the heart of the community for many years to come. The great feedback received from the Ministry of Education and the school community made this memorable build a point of pride for the Leighs team.



## Waimarie (Science North), Lincoln

Client | Lincoln University

The new Waimarie building at Lincoln University provides state-of-the-art learning and research spaces within the three-storey, flagship science facility. At 9,450m<sup>2</sup> the new design and build project provides teaching and research laboratories, workspaces, meeting places and flat floor teaching areas as well as a social and collaborative space with associated amenities.

Waimarie has a minimal environmental impact, incorporating solar arrays, a ground-sourced heating and cooling system, and a rainwater-fed toilet flushing system in the design.

Products were sourced locally where possible, including 10 tonnes of locally grown wool for thermal and acoustic insulation and carpet. At least 60% of timber used was either reused, recycled, or new timber that was either FSC certified or similar. Construction was highly efficient due to well-coordinated drawings, detailed planning during the design stage, and off-site construction of key elements, e.g. pre-cast concrete sheer walls and pre-nailed timber walls.



## Recently Completed Projects



## Lake Road Apartments, Auckland

Client | Kāinga Ora - Homes and Communities

The Lake Road Apartments project for Kāinga Ora in Northcote, Auckland is a public housing complex, built to a 6 Homestar rating standard. The 5,939m<sup>2</sup> site which previously held 9 individual houses, is now home to 85 new families/people. The complex comprises 3 separate 6-level apartment blocks, with a total of 85 individual apartments.

There is a mix of 1, 2, and 3-bedroom homes, 17 of which are step-free and accessible. A playground is included in the complex along with administration spaces on the ground floor for the delivery of community services. The ground floor is now also home to the Kāinga Ora area office.

The team worked together and delivered a defect-free project for Kāinga Ora and maintained an impressive safety record, with no serious injuries or lost time incidents. The project's success is a testament to the Leighs team's ability to overcome challenges and deliver high-quality work.



## Interim Post-Entry Quarantine Facility, Auckland

Client | Ministry for Primary Industries

Leighs was awarded the contract in Q1 2022 to build a new Interim Post-Entry Quarantine Facility in Mt Albert, Auckland for the Ministry for Primary Industries. The project included building 12 30m<sup>2</sup> greenhouses and a 110m<sup>2</sup> headhouse.

The project proved challenging due to the need for precision in construction and finishing. The team had to build with less than a quarter of a millimetre tolerance to meet the client's strict requirements.



## Recently Completed Projects

## Allenvale, Burnside Primary and Cobham Intermediate Schools (ABC), Christchurch

Client | Ministry of Education

The new Allenvale, Burnside Primary and Cobham Intermediate campus brings the three schools together in one location. There they benefit from sharing facilities, while continuing to maintain their own separate teaching spaces. The project stretches over 7,700m<sup>2</sup> of floorspace, with a configuration of 7 new teaching blocks, an administration building and dual-purpose gymnasium that doubles as a hall for assemblies and large gatherings when

needed. Extensive hardscape areas of 11,000m<sup>2</sup> and associated landscaping were also part of the project's scope. Together the early works and main works stages consisted of 5 separable portions, which has seen the project's delivery span over 3 years. Large-scale staged demolition and asbestos removal of 19 buildings and associated hardscaping was required, and it all occurred while the schools were operational.





# Project Awards 2023

## Important Buildings in the Community

### ICU Facility Expansion, Christchurch Hospital

#### Commercial Project Awards

Awarded Gold and National Category in Health  
Awarded Commercial Project \$3-\$10m in Value

#### NZ Building Industry Award

Highly commended in collaboration



### Te Huhi Raupō Renal Unit, New Plymouth

#### Property Council NZ Awards

Awarded Excellence – Civic, Health and Arts Category  
Awarded Excellence – Green Building Category

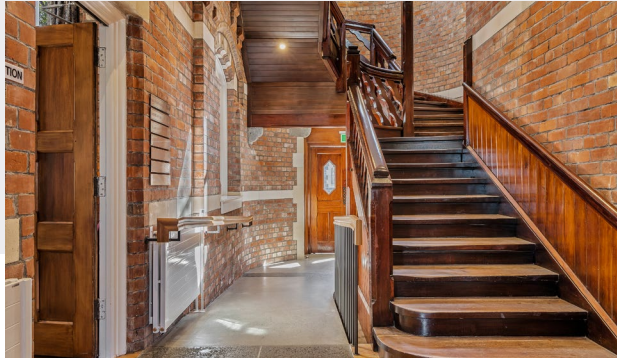






# The Observatory Hotel, The Arts Centre, Christchurch

**Commercial Project Awards**  
Awarded Gold in Heritage Restoration category



# Whangārei Boys' High School, Whangārei

**Property Council  
NZ Awards**  
Awarded Best in Category  
– Education Category



# The Langlands Hotel, Invercargill

**Commercial Project Awards**  
Awarded Gold in Tourism and  
Leisure category







**Pride**

*Ko te Mana*

**Passion**

*Ko te Wawata*

**Excellence**

*Ko te Panekiretanga*

 **LEIGHS**

[leighs.co.nz](https://leighs.co.nz)