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PORTFOLIO

We're proud to have been engaged by many
of New Zealand's smartest organisations.

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AANZ WHITIREIA ARCHIVES
ATIONAL LIBRARY THE RADIO
EVENUE HEALTH PROMOTION
ARDS NZ GCSB CROWN LAW
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Y MANAGEMENT CENTRE OF
A CROWE HOWARTH NZ FIRE

TWENTYTWO

Independent Property Advisers

Maximising value in every engagement

This Portfolio represents a small selection of organisations that have engaged TwentyTwo over the last 25 years. In every case, clients engage us to help them make better decisions about their premises.

Strategic thinking. For tenants only

A better decision is one that maximises value. We help clients achieve that in two ways. Firstly, by thinking strategically about the significant role premises can play in making their business run faster. Secondly, because we are uncompromised when it comes to negotiation. As tenant-only representatives we always get a better deal for our clients.

A trusted adviser

Those two things set us apart. They are the compelling reasons why forward-thinking, enlightened organisations seek expert, independent help in procuring premises, negotiating a lease, planning their workplaces and developing property strategy. They seek a trusted adviser rather than try to figure it out by themselves. Or with a compromised broker.

We're proud to be the trusted adviser for the organisations in this Portfolio, and many more. We'd love to be yours too.

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PROPERTY STRATEGY/ PROPERTY PLANNING

The terms “property strategy” and “property plans” are often used interchangeably by the market, and often the term “strategy” is overused!

We also find clients have developed Asset Management Strategies and Plans (ie how the assets will be maintained) without having first developed a strategic link between the assets and their business.

TwentyTwo has developed specific expertise in linking property planning with wider business or organisational planning. We work with clients at a senior management level to understand how their organisation is planning to change. We then develop a “plan” to see how their property assets (if owned) and premises (if leased) can be configured and optimised in a way that supports the organisation’s “business plan”.

We’ve built up a portfolio of work and experience through the following projects:

- Callaghan Innovation
- WelTec & Whitireia
- Department of Corrections
- Pharmac
- Department of Internal Affairs
- Inland Revenue
- Ministry of Education
- The Radio Network
- KiwiRail
- Waiariki Institute of Technology
- Ministry of Health
- CAA

We have also developed a planning framework for Government’s Property Management Centre of Expertise, which has become the template for government agencies to develop National Property Plans.

NEGOTIATION & ADVICE

TwentyTwo provides a wide range of advice to many clients who are dealing with property related issues including:

- lease renewals (stay/go decisions)
- short term lease extensions
- rent reviews
- make good/lease exit negotiations
- disputes with landlords
- temporary premises/project teams

In most cases this advice doesn't necessarily result in new premises or a new fitout.

Our advice is tailored to best assist the client by either providing "behind the scenes" advice and support or leading the negotiations and resulting implementation steps.

Recent clients/projects of this nature include:

- Health Promotion Agency
- Tertiary Education Commission
- Standards NZ
- Commercial Fisheries Services
- Rabobank
- Civil Aviation Authority
- Pitney Bowes
- Te Whaea Services
- Bank of Tokyo Mitsubishi UFJ
- NZ Defence Force
- Department of Internal Affairs
- Canon NZ
- Parliamentary Counsel Office
- Commerce Commission

HEALTH PROMOTION AGENCY
TERTIARY EDUCATION COMMISSION
STANDARDS NZ COMMERCIAL
FISHERIES SERVICES RABOBANK
CIVIL AVIATION AUTHORITY
PITNEY BOWES TE WHAEA SERVICES
BANK OF TOKYO MITSUBISHI
DEFENCE FORCE DEPARTMENT
INTERNAL AFFAIRS HEALTH
PROMOTION AGENCY TERTIARY
EDUCATION COMMISSION
STANDARDS NZ COMMERCIAL
FISHERIES SERVICES RABOBANK
CIVIL AVIATION AUTHORITY
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BANK OF TOKYO MITSUBISHI
DEFENCE FORCE DEPARTMENT
INTERNAL AFFAIRS HEALTH



MBIE (Stout Street)

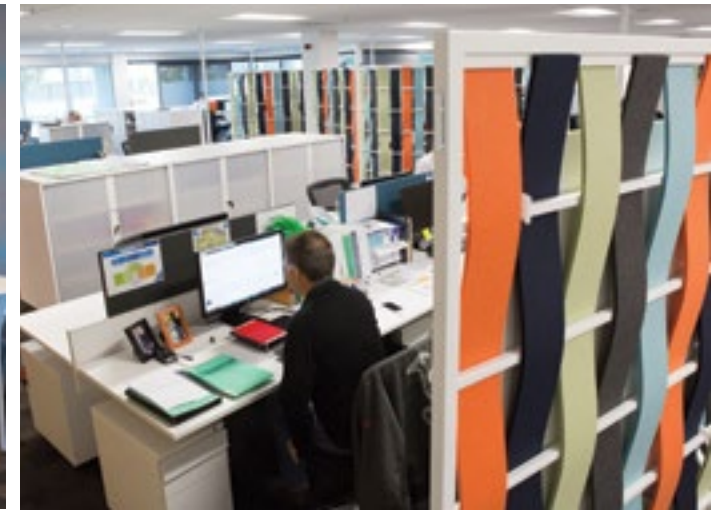
MBIE (Ministry of Business Innovation and Employment) was formed in 2012 following the merger of a number of Government agencies, including the Department of Labour, Ministry of Economic Development and the Ministry of Science and Innovation.

As part of Government's Wellington Accommodation Project, a decision was made to locate the new Ministry into the former Departmental Building at 15 Stout Street, Wellington. The building provided over 20,000m² of office space and met the Ministry's desire to bring the former agencies together under one roof in a central CBD location with the benefit of large, efficient floor plates.

TwentyTwo was appointed Lead Adviser for the Crown with the responsibility of procuring the building and negotiating a development agreement. Our strategic approach resulted in a competitive commercial package being negotiated, including the developer undertaking the Ministry's hard fitout as part of the incentive. This resulted in considerable capital and operating savings being achieved by the Crown.

New premises for MBIE brings government agencies together under one roof, with TwentyTwo as the Crown's Lead Adviser.

We were also influential in the final design of the building modifications, working closely with the developer in the earlier stages to shape the large atrium and ensure the floor area was maximised through the infill of original open areas. Having worked closely in the past with former occupiers NZDF, TwentyTwo could see an opportunity to create a floor plate that would better support the new workplace environment sought by the Ministry as part of its objectives.



Sports Central

National and regional sporting organisations had offices spread right across Auckland making it difficult for them to work together effectively. Each organisation had also configured their offices to meet their own needs and had issues accommodating changing requirements.

Sport NZ led an initiative to foster the co-location of six sporting organisations into one combined office – aptly named ‘Sports Central’.

TwentyTwo was engaged to work with the organisations to develop a concept for a collaborative office that would allow them to work effectively together and meet each organisation’s individual needs.

Having gained agreement on the most suitable concept, TwentyTwo then found suitable premises and negotiated the lease for the new office in the Eden 4 Complex in Normanby Road, Mt Eden.

Sport NZ creates new collaborative workplace for sporting organisations in Auckland proving that there’s strength in numbers.

The organisations are now working together in ways that would not have been possible while occupying separate offices.

Feedback has been so positive that planning of Phase 2 is underway to allow several other sporting organisations to join the collaborative office.



Z Energy – Z Loft

Z Energy is a New Zealand energy company and one of New Zealand's largest fuel companies, providing around one-third of New Zealand's total fuel needs. It is a publicly listed company on the NZX and ASX.

Z Energy owns and manages:

- A 17.1 percent stake in Refining NZ which runs New Zealand's only oil refinery
- A 25 percent stake in Loyalty New Zealand which runs Fly Buys
- Over 200 service stations
- Over 90 truck stops
- Pipelines, terminals and bulk storage terminal infrastructure around the country

On the back of the successful establishment of Z Energy's Wellington Headquarters (known as 'Z Shed'), Z Energy applied the same principles and approach for its new Auckland office.

The core staff (previously located in College Hill) and subsidiary Mini Fuels (which operates a fleet of mini tankers serving the industrial and infrastructure sectors) co-located into new premises in Mt Eden.

The new office – known as the 'Loft' given its outlook over Mt Eden to the north and large balcony area – provided an opportunity to replicate the look and feel and workspace principles.

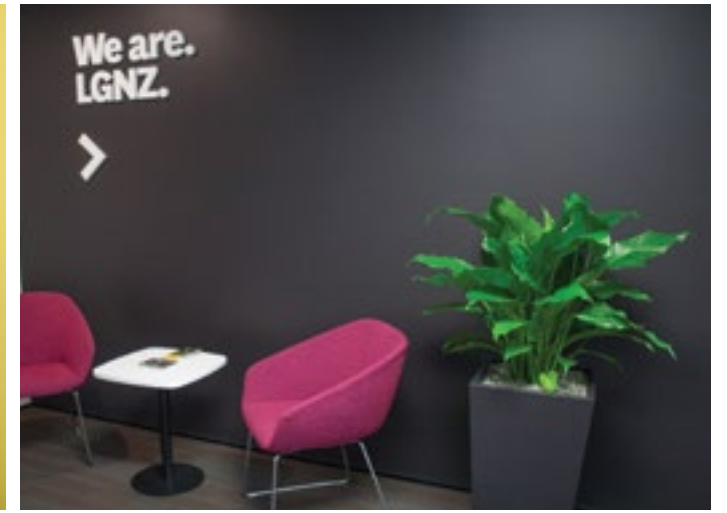
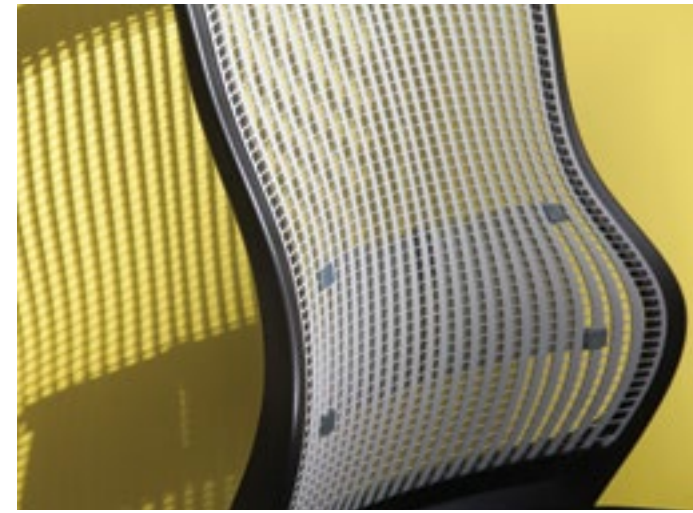
Z Energy consolidates Auckland business groups into new Z 'Loft' overlooking Mt Eden.

While the Auckland fringe CBD market had a number of vacancies, it was difficult to secure the right solution that matched the Accommodation Brief – location, building features and workspace elements.

After a broker-led process failed to provide the right solution, Z Energy used TwentyTwo's Tenant Brief process to source as many options as possible. This led to TwentyTwo leading the evaluation process, commercial negotiations and lease documentation as Lead Adviser for Z Energy. We also helped managed the transition across to the implementation team to ensure successful delivery.

As part of this project, we also:

- Led the lease exit and reinstatement negotiations for the Z Energy and Mini Fuels existing premises
- Secured alternative storage space in New North Road for Mini Fuels



Local Government New Zealand

LGNZ represents New Zealand's 78 local, regional and unitary councils. The new Chief Executive, Malcolm Alexander, wanted LGNZ to become more of a service organisation and be responsive to the sector. To do this he needed to extend the range of services it offered and change the way its groups worked together.

TwentyTwo was engaged to find a new home for LGNZ's 25 staff and to conceive a new style of workplace that would support Malcolm's objectives for the organisation.

After a range of premises options was reviewed, we secured favourable lease terms on Level 1 in 117 Lambton Quay. This included the landlord agreeing to fund LGNZ's new fitout.

TwentyTwo developed the concepts for the new workplace and engaged Inside Design to finalise the design and deliver the new office.

Standing back and looking at the new office after 6 months Malcolm commented that being on one floor in an open and flexible layout has really help LGNZ better serve their member councils.

LGNZ uses the move to new premises to modernise its image and change its focus.

The facilities are used to deliver training for council staff and members are encouraged, when in Wellington, to come and work in LGNZ's office. This has allowed better interaction and communication with LGNZ and ultimately is leading to better outcomes for the sector.



Baycorp

Baycorp had been developing strategies to re-build the New Zealand business for two years. A lease end at their existing premises gave them an opportunity to use the move to new premises as a catalyst for the business changes that were necessary.

Baycorp wanted to provide better and new services to their clients, develop new product offerings and improve the retention of staff.

TwentyTwo led the process to negotiate the contract for the new premises in the Oracle Building in Victoria St West. We then helped Baycorp envisage what sort of work environment would best support the business changes. This was all done in a very tight time line, with no margin of error as their existing building was being converted into apartments.

TwentyTwo also selected Stack as the fitout architects and led all of the workstreams required to establish the new office. This included communications with staff and the development of the move-in guide.

Staff turnover in the existing premises was 45% and staff had over the years become complacent in their attitudes to clients. If Baycorp was to re-build their business these had to change.

Baycorp uses its move to new premises in Auckland to help re-build its business.

Conceiving an open and connected layout on one floor, where the contact centre staff had the best space, helped lift the attitude of staff. Also providing a generous staff socialisation space helped bring the organisation together.

The new space feels professional and smart and it has re-energised the business. One of the best accolades about the new premises came from a staff member who commented after only being there a week that “it feels like we have always been here”.



Z Energy – Z Shed

While Z Energy was planning to transform their organisation from Shell to a distinctly NZ-owned and focused business, the time had also come to renegotiate their head office lease in Wellington.

TwentyTwo led the project to redevelop their current premises into a new workplace that was aligned with the new Z Energy brand, culture and point of difference under development.

Through in-depth engagement, we worked with the Leadership and Change teams to develop a Strategic Design Brief for the fitout that incorporated emerging workplace practice and we led the commercial negotiations for a new lease agreement. A key part of the project was working with the building owner's team to reconfigure elements of the building to fit with Z Energy's requirements. We also needed to demonstrate how these changes added value to their building.

Consequently, the existing Queens Wharf premises have been radically reconfigured into the "Z Shed", an exciting new home for an enlightened "new NZ business". As an enlightened organisation, Z Energy has used the changes in the physical workspace as a key part of their change journey.

Z Energy uses premises refurbishment to support new brand.



Pharmac

The government had asked Pharmac to extend its successful model to cover other medical purchasing. This resulted in staff numbers needing to increase from 85 to around 130. Their current workspace could not accommodate this growth.

Pharmac's new Chief Executive, Steffan Crausaz, was also restructuring the organisation to realign responsibilities and resources with the new government mandate.

Pharmac engaged TwentyTwo to create an economic and flexible solution to accommodate these changes to the organisation.

After looking at a range of options an additional floor in Simpl House was secured by moving existing tenants. This allowed the growth to be accommodated and Pharmac's tenancy to be reconfigured to support the new organisational design.

TwentyTwo worked with Pharmac to create a new type of workplace within the building that would support new, more collaborative ways of working but still provide places where staff could concentrate on the highly detailed analytical work that many of the staff undertook.

TwentyTwo helped Pharmac engage Creative Spaces to pick up the workplace concepts, complete the design and deliver the solution.

Pharmac reconfigures its workplace to support realignment and growth of its groups.



NZ Defence Force (Workplace Planning)

NZDF moved into their new building in Aitkin St, Wellington in 2007. At that stage the new layouts represented a considerable change in how staff worked and interacted.

Since then the organisation has continued to evolve and in 2012 asked TwentyTwo to create a vision of a workplace of the future that would support changes in staff's work patterns and behaviours.

This new vision resulted in two projects. The first was creating a new cafe and collaborative area on the top floor of the building, overlooking the harbour.

The objective of this project was to encourage the various parts of the organisation interact across organisational boundaries. It also gave staff a wider range of informal meeting spaces to carry out their collaboration.

The new cafe, aptly named the Freyberg Club, is now complete. One of the testaments of its success is that it is always busy. It seems that NZDF staff now use it as their preferred place to meet.

The second project was a new workplace, also on Level 7 of the building. This workspace was created as a pilot to test a range of new ways of working for NZDF staff.

NZDF fine tunes the workplace in Freyberg House to ensure it continues to support the evolving organisation.

The layouts included a new workspace with non-allocated desks and a range of informal collaboration spaces supported with AV technology. This allowed the NZDF Technology staff to work with various internal clients, external vendors and contractors in new flexible and interactive ways.

A recent post occupancy assessment of the workspace has revealed that it is not only accommodates staff 20% more efficiently but it has improved the business outcomes for this part of the organisation.

It is intended to fine tune aspects of the pilot workspace before rolling out the concept in other parts of the building.



Quitline

Quitline is a not for profit organisation that delivers smoking cessation services for New Zealanders. Their lease was ending at their premises and they realised that this was an opportunity to re-think how their accommodation could better support the business.

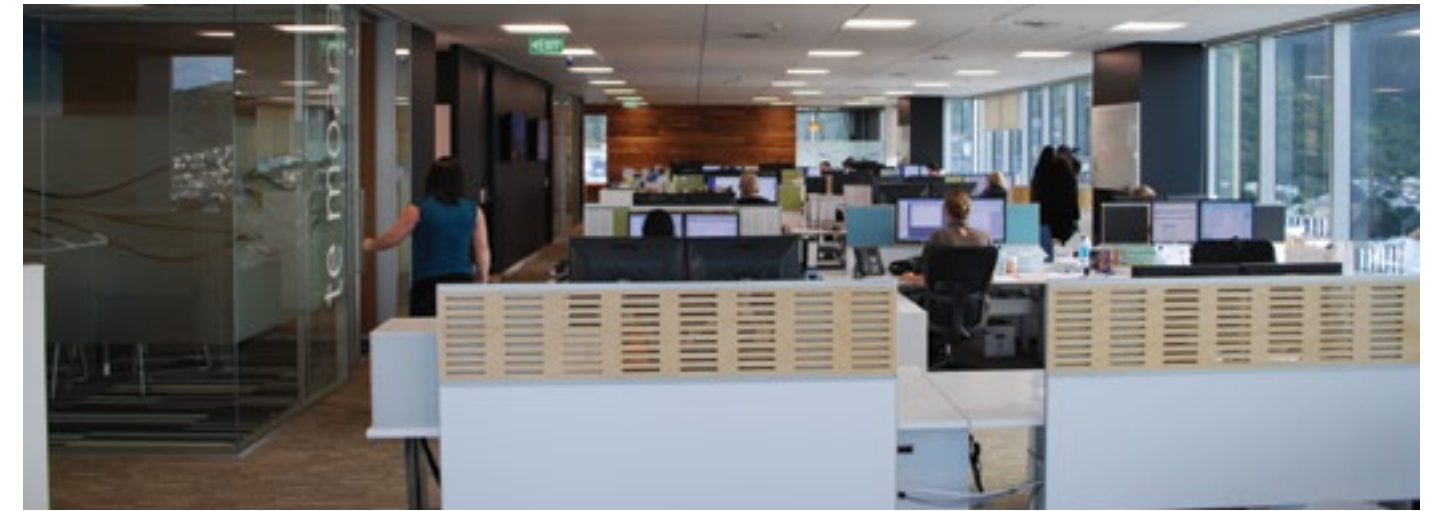
The operational hub of Quitline is their contact centre. The key to a more effective business for them was being able to better connect the staff in this contact centre with the rest of the business. This required premises that allowed the organisation to be accommodated on one floor and the ability to create a central space where people from all parts of the business could socialise together.

TwentyTwo identified Level 2 of Willeston House as an option that could meet Quitline's requirements.

An affordable solution was also a key driver for Quitline. TwentyTwo managed to negotiate competitive rental and flexibility in the lease term to reduce the risk of ongoing liabilities should their 3 year contract with the Ministry of Health not be renewed.

Quitline uses a move to new premises to help their business work more effectively.

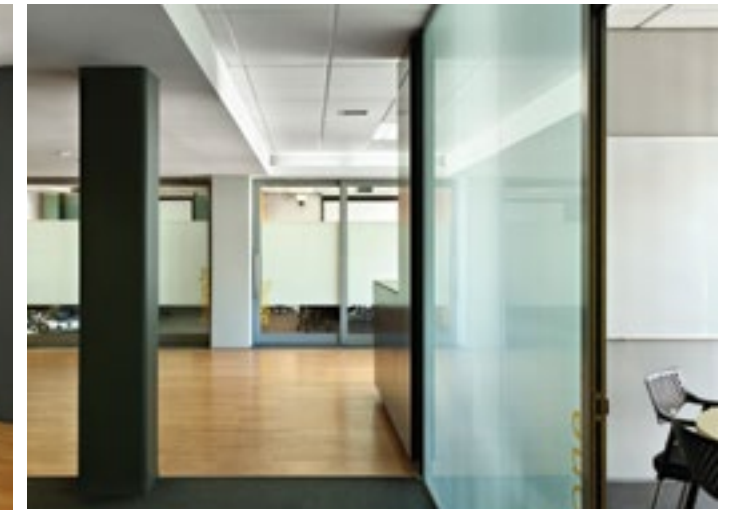
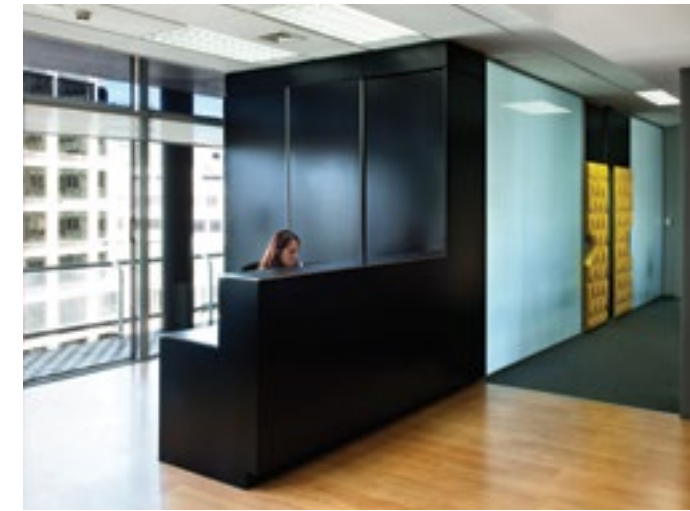
TwentyTwo was able to show how minor changes to existing layouts on the floor could save hundreds of thousands of dollars of fitout costs. This really gave Quitline an affordable solution.



Rabobank

Building on our long-term relationship with Rabobank, TwentyTwo led the planning and procurement of new premises in Wellington for Rabobank's head office and RaboDirect business. This included working closely with the NZ management team and Sydney-based property team to develop a robust brief, explore alternative options, evaluate final options and negotiate commercial lease terms.

When Rabobank first established in New Zealand, TwentyTwo led the establishment of 28 branches across the country.



Intergen

As a fast-growing technology business, Intergen needed a property solution that could support such rapid growth.

Intergen had signed up to their building two years earlier but their building owner had not met the commitments to refurbish it. The business had also grown so quickly that they already needed more space.

They asked us to sort it out for them leaving them to get on with running the business without property hassles risking their future growth.

We worked through the issues that were delaying the building upgrade works and negotiated a smart deal with the building owner for additional space. We also developed a more efficient and flexible concept for their workspace; developing a Strategic Design Brief and furniture concept for their Wellington head office.

We continue to be involved in further projects across their Wellington, Auckland, Christchurch and Dunedin offices.

Intergen required a strategic perspective to transform their workplace



WelTec & UCOL

Hospitality & Cuisine School

We were originally engaged by UCOL, a polytechnic based in Palmerston North, to help develop a purpose-built facility for a joint venture between UCOL and LCB in Martinborough. This project evolved into a three-way joint venture between WelTec, UCOL and LCB in Wellington's CBD, with WelTec also deciding to co-locate its hospitality school from Petone within the new facility.

The project was particularly challenging as the specific requirements of the joint facility limited the potential options. We led the premises search, procurement and commercial negotiations for the project which resulted in the redevelopment of the Regent Cinema complex in Manners/Cuba Street. The WelTec and UCOL teams worked closely with the building owners to redevelop the existing building to create natural light, space and connectivity that enabled the fitout teams to meet the precise needs for each school's training kitchens, teaching spaces, communal student areas and administration offices.

TwentyTwo worked extensively with WelTec and Le Cordon Bleu New Zealand on their state-of-the-art culinary arts institute based in Wellington's Cuba Street.



WelTec 222 Willis Street

With a growing Wellington CBD campus and student presence, WelTec embarked on establishing its first student accommodation solution in Wellington in early 2014. Providing student accommodation was seen as an important part of strengthening WelTec's offering and enhancing the student experience.

TwentyTwo initially led an investigation phase where we identified potential providers and solutions in the market. Through this process it became clear that Victoria University would not be renewing their lease for their student accommodation facility at 222 Willis Street.

222 Willis was one of the first student accommodation conversions in Wellington however by 2012 it had become very dated and run down and needed reinvestment.

Working with building owners, ING Community Living, and WelTec, TwentyTwo led the negotiation and leasing for a redeveloped facility providing 283 beds and common facilities, which opened in early 2014. This included considering the mix of accommodation, room sizes and configuration, self catering or catered options and the full range of operational and pastoral care issues.

WelTec engaged TwentyTwo to help them make their first move in delivering student accommodation.

While the redevelopment was under construction, we also assisted WelTec obtain proposals from various student accommodation managers to consider the best management options. The outcome of this process was an in-house appointment for the establishment phase and ongoing management.



GCSB

Exponential growth in the use of the Internet and cyberspace meant that GCSB needed to change to stay relevant in the modern world. They also needed to find new premises as their existing building couldn't be reconfigured to meet their future needs. We used TwentyTwo's engagement process with the Leadership Team to develop a robust framework for decision making. This framework – and the trust we built with the Leadership Team during the engagement process – allowed GCSB to make a step change in their approach to the workplace.

They moved to a new purpose-built building – something they had never contemplated at the start of the project. They reconfigured their workspace as open plan with fewer barriers between staff and groups – a paradigm shift from their old workspace. They also ran a communication and change process that took their staff on the journey to a new workspace.

This new workspace has radically changed the way GCSB staff work and interact, as well as their culture and relationships with other organisations.

TwentyTwo has worked with the Government Communications Security Bureau since 2006.



WelTec & Whitireia

Property Strategy/Campus Development Plan

WelTec and Whitireia operate as independent industry training providers (ITP's) but have developed a strategic partnership to provide a comprehensive range of programmes for the Wellington region. The strategic partnership includes a joint Council (Board) and joint Academic Board.

As part of their joint planning, TwentyTwo worked with councillors, chief executives and senior management to provide a comprehensive property strategy to align property planning with the strategic intent of the partnership and to deliver on the 'student's first' philosophy.

To supplement our knowledge, we partnered with Brian Elliott (Stapleton Elliott), an expert in vocational education facilities planning and design and Donald Clark, an IT strategist.

TwentyTwo was engaged in 2012 to develop a joint campus development strategy/plan to provide a strategic framework for future property decisions.



BRANZ

The previous redevelopment schemes were unaffordable. Chief Executive Pieter Burghout wanted to reactivate the project as one of his key initiatives and needed some fresh advice.

We used a structured briefing process to understand what BRANZ was wanting to achieve as an organisation. This allowed us to develop a redevelopment brief that best supported these aspirations. We engaged with the Board, management and staff to better understand their requirements and priorities.

This led to a preliminary redevelopment concept that was fitted to the project budget. The concept was signed off by the Board and provided to the project architect to convert into a detailed design and to manage the implementation.

“... You did exactly what we tasked you to do – give us the opportunity to start with a semi-clean sheet of paper, recalibrate the strategic intent of the refurbishment we wanted to consider undertaking, re-engage staff who had been previously disengaged and give us a clear platform to go forward...”

BRANZ were keen to upgrade and modernise their Porirua campus, home to 100 staff and key research and testing projects.



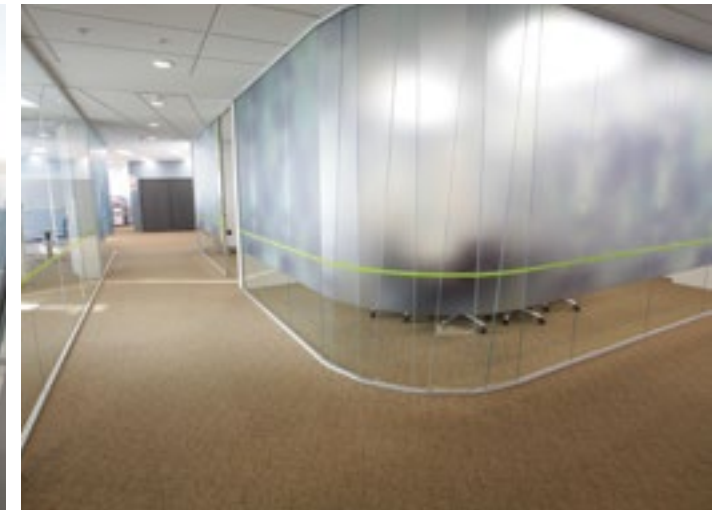
XRB

The ASRB operated as essentially a virtual organisation over this time providing advice on accounting standards. The XRB now has a full-time Chief Executive and team; and is focused on developing a financial reporting strategy and preparing and issuing accounting, auditing and assurance standards.

TwentyTwo assisted XRB to establish new premises in Auckland and Wellington prior to the establishment of XRB on 1 July 2011. XRB's Wellington premises are located in the I-Centre in Manners Street and at Forsyth Barr Tower, Shortland Street in Auckland.

We led the premises procurement and lease negotiation aspects, strategic fitout briefing, architect briefing and furniture selection.

The External Reporting Board (XRB) replaced the Accounting Standards Review Board, which was initially established in 1994.



CAA

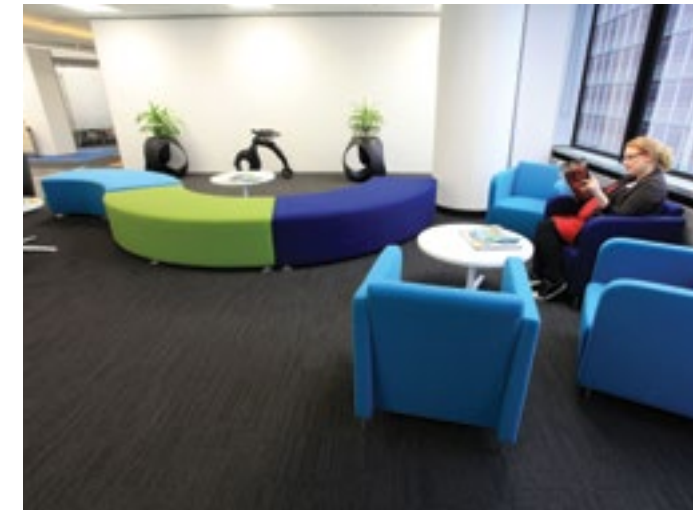
CAA regulates civil aviation in New Zealand. It checks that the rules are being complied with and monitors safety and security performance throughout the aviation community.

CAA had operated from Petone and Lower Hutt for a number of years. As part of the strengthening of CAA's relationships with the sector and key stakeholders, the decision was taken to relocate its head office to Wellington's CBD.

TwentyTwo acted as Lead Adviser, undertaking engagement with CAA's management and staff, strategic briefing, market searches and premises procurement negotiations. TwentyTwo also led the development of a workplace strategy, and briefing of the fitout architects, Studio of Pacific Architecture. Dean Croucher sat on the project's Steering Committee alongside the CEO and other senior managers.

CAA occupies Level 15 and part of Level 14 of 55 Featherston Street (Asteron House). These floors are connected by an internal stair adjacent to the leadership team area and staff time-out space. This helps support communication between groups and connection with the leaders.

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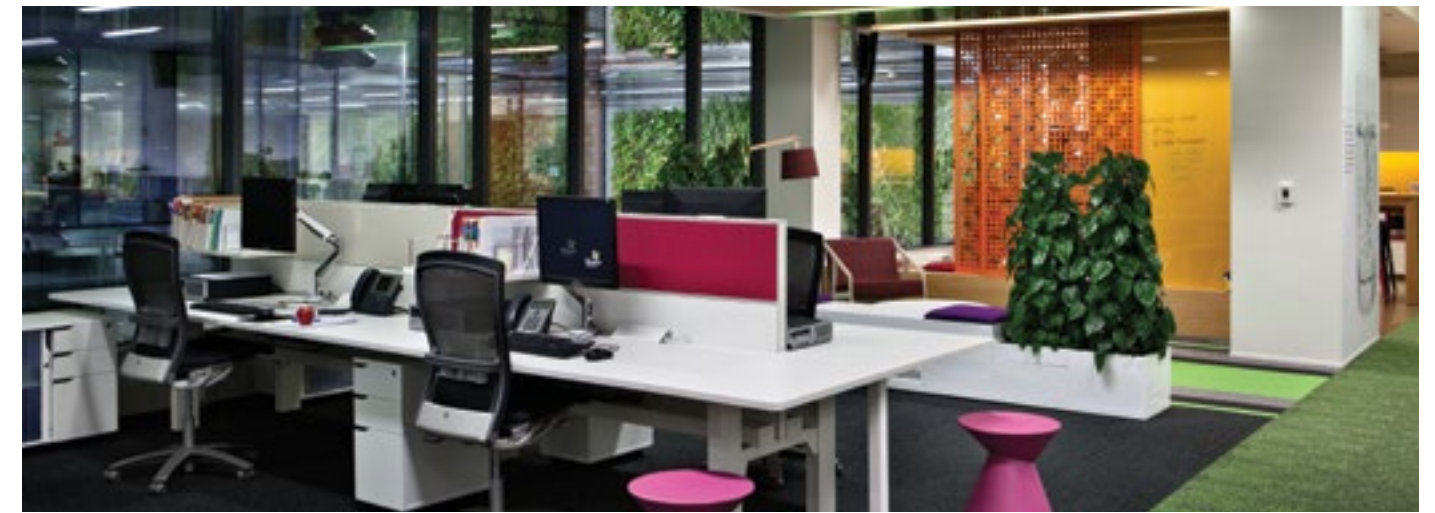
MSI

In 2010, TwentyTwo was appointed to assist the Ministry to find new premises and create a new workplace. One of the major challenges of this project was to develop a brief of requirements for an organisation that was in the early stages of its formation.

TwentyTwo led the premises procurement process which resulted in two and a half floors of the MED Building, 33 Bowen Street, being leased from Talavera Property Group. Paul also assisted the Ministry with its lease exit negotiations for their existing premises.

We led the engagement with MSI management and staff and was part of the Steering Group overseeing the property/workplace workstream. A key output from the engagement process was the Strategic Brief for the fitout design, which formed the briefing document for Pelorus Architects who were appointed to undertake the fitout design.

The Ministry of Science and Innovation, now part of the Ministry of Business, Innovation and Employment, is the lead government agency driving New Zealand's science and innovation sector.



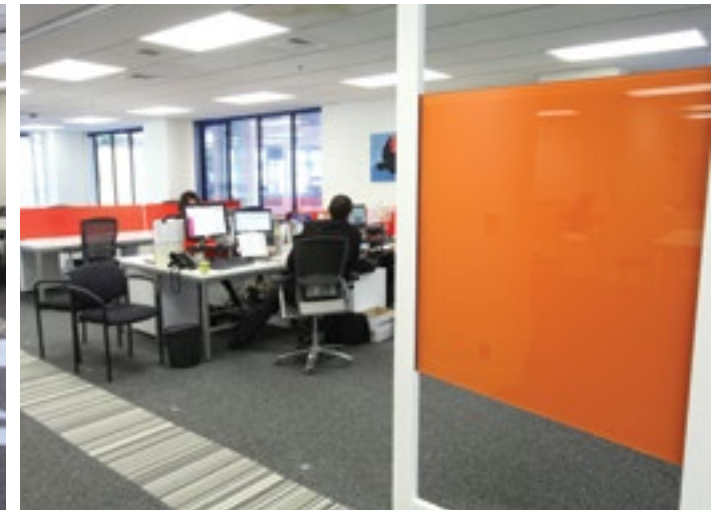
Southern Cross

In 2009, TwentyTwo was engaged to assist Southern Cross to establish new premises in Auckland for their healthcare business.

This included providing general support for the in-house project team, including strategic briefing and engagement, procurement of premises options, commercial negotiations and fitout briefing.

We also assisted Southern Cross to dispose of their existing owned building in Grafton by undertaking research, appointing agents and providing negotiation advice.

Southern Cross has a long established presence in the health sector.



Ideas Shop

We assisted the partners to determine their requirements, identify a preferred options and negotiate favourable lease terms.

We also provided support with appointing the delivery team and ensuring they got a fantastic outcome.

Ideas Shop is a progressive public relations and communications consultancy.

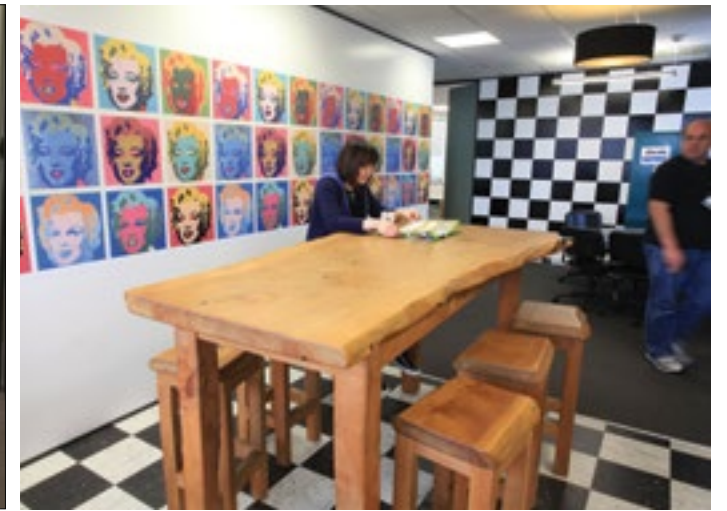
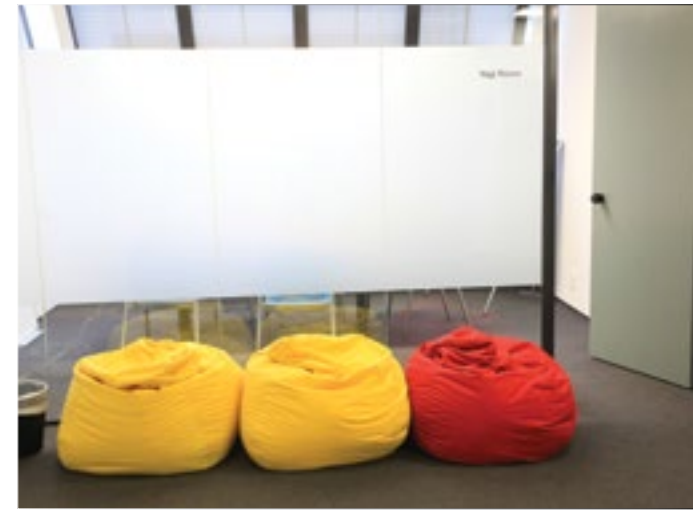


REANNZ

This network is used by many of New Zealand's tertiary education, science and research organisations.

TwentyTwo assisted REANNZ procure and establish new premises for their Wellington-based staff that better supported its brand and aspirations.

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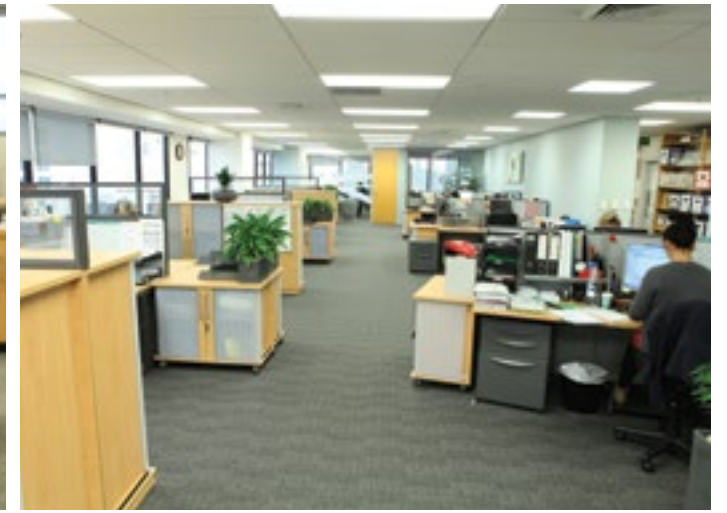
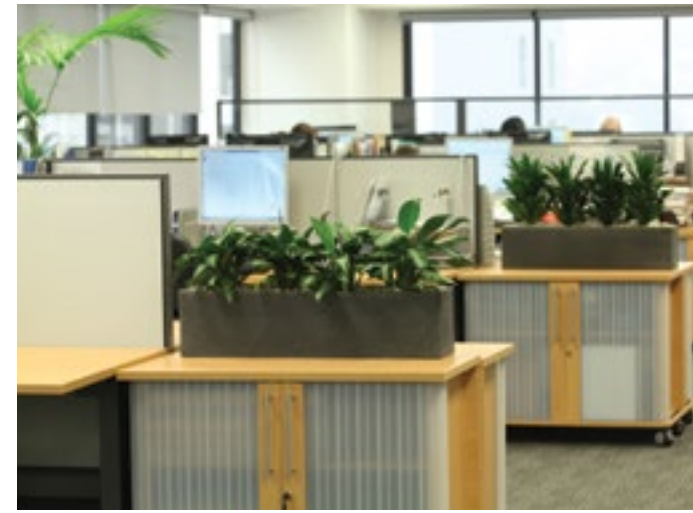


TeamTalk

They provide a robust and affordable communications platform for businesses on the move and are an industry leader in providing mobile data and GPS-based fleet productivity solutions to mobile workforces of all sizes.

TwentyTwo assisted TeamTalk procure and establish new premises for their Wellington head office that better supported its brand and improved amenities for clients/visitors and staff.

Established in 1994, TeamTalk is New Zealand's largest mobile radio company, and a NZX listed company.



Nursing Council

For more than five years, the Nursing Council had been putting up with a poorly maintained building. As their lease was ending, they decided to move to new accommodation. After looking at 12 or more options, they became frustrated at the lack of choice of good buildings in their price range.

By working with the existing landlord in a constructive way, TwentyTwo managed to get commitments to improve the building and to renegotiate a sharp rental. TwentyTwo also helped the Nursing Council work with staff to understand what they thought was important in their new workplace and how the existing layouts could be modified to achieve it.

The result was a new layout that staff are proud of and that supports the Nursing Council in its new direction.

The Nursing Council of New Zealand is the regulatory authority responsible for the registration of nurses.



National Library

This included developing a brief, undertaking extensive engagement with management and stakeholders, identifying options, leading the commercial and lease negotiations and preparing a strategic fitout brief.

TwentyTwo led the project to plan and procure a new Auckland Library facility.



Meridian

Continued staff growth forced Meridian Energy to take a longer term look at its property needs.

Meridian had grown from a start-up business into a mature and innovative energy company, positioning itself as the market leader in renewable energy.

Using our business-led process, we undertook an in-depth business engagement and briefing process with the senior management team. The insights gained from this process fundamentally changed the outcome of the project.

We established a link between the workplace and Meridian's sustainability brand and aspirations. This resulted in Meridian leasing a flagship 5-Star Green Star building on Queen's Wharf, completed in 2008.

The principles developed for the project also informed the development of Meridian's IT strategy focused on enhancing collaboration, communication and connectivity among staff. The principles were refreshed several years later by TwentyTwo and used as the drivers for the Accommodation Strategy undertaken for Christchurch.

Meridian's building supports sustainability brand.



NZ Defence Force

Our team led the building procurement process which resulted in the leasing of 18,000m² of space in a new development in Aitken Street.

TwentyTwo oversaw the developer's design and implementation process on behalf of NZDF. The new building was completed in 2007.

TwentyTwo have been retained by NZDF to continue to fine-tune how they occupy the building and improve the space utilisation.

TwentyTwo led this strategic initiative to transform the headquarters' office accommodation for NZ Defence Force over a period of five years.



NIWA

Firstly, we were engaged to lead the procurement of new premises in Auckland - NIWA's national office. This resulted in a solution on Auckland's waterfront that pushed the traditional science workstyles and preferences towards more contemporary strategies.

We have also undertaken preliminary campus planning reviews for NIWA's two main research sites in Hamilton and Wellington.

TwentyTwo has undertaken two significant projects for NIWA.



Westpac

The strategic brief focused on creating flexible workspace and improved adjacencies of groups.

A comprehensive change and communication programme was developed to support staff transition from their current workstyles and environments into a more dynamic and agile setting.

TwentyTwo led the strategic fitout briefing and change and communication workstream for consolidating Westpac's IT group into new premises.



The Radio Network

In 2007, we were engaged to develop a fresh property plan for the network of owned and leased stations across the country. As new radio technology has been implemented, the requirements for studios, office, sales space and other facilities have dramatically changed.

TwentyTwo developed a site by site strategy for each station based on the projected future staffing levels, brands operating in each market and technology used. This has resulted in a programme of sales for surplus sites, sale and leaseback arrangements and leasebacks and upgrade projects.

A key driver has been releasing capital locked up in property assets so the business can reinvest in new technology and innovation in its core markets.

"The benefits have been considerable with significant capital released and quality modern accommodation that staff consider a pleasure to work in."

**The Radio Network was
TwentyTwo's foundation client
in 1990 when it was a part of
Radio New Zealand.**

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RICE COMMERCIAL FISHERIES

Got a premises decision to make? We'd love to help you get a better outcome

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We regularly publish our thoughts on the latest trends in workplace planning, property strategy and the market in general.

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