



Delivering smarter project outcomes

**eliot
sinclair**



Christchurch Head Office.
20 Troup Drive, Tower Junction, Christchurch.

Shaping a better tomorrow

We are a South Island based consultancy focused on delivering smarter project outcomes for our clients. Established in 1932, we have earned a reputation as a trusted partner capable of delivering large, complex residential, industrial and commercial land and building development projects.

Get long-term value through the efficiency of our multidisciplinary approach.

We have it all so you can have more. From the development of land through to the built form, we draw on years of professional practice and technical skills to deliver comprehensive outcomes for clients throughout New Zealand. With a full suite of in-house capabilities across the South Island, we're able to take a broader and deeper look into your vision, from start to finish, finding the best ways to not only achieve it but enhance it.

Christchurch | Rangiora | Hokitika | Queenstown | Nelson

Geographic Information Systems [GIS]

Planning

Urban Design

Land Surveying

Hydrographic Surveying

Environmental

Geotechnical Engineering

Three Waters Engineering

Civil and Infrastructure Engineering

Structural Engineering

Landscape Architecture





Make it simple. Make it smart.

*Wigram Skies Community and
Business Park, Ngāi Tahu Property.
Wigram, Christchurch.*

Whether you need our services in isolation or as an efficient integrated partnership, we have a solid background in development and project management, from the design to the construction phases.

Our understanding of key issues and options during a lifetime of a project allows us to recommend better solutions. We eliminate unknowns and 'what ifs' by pooling resources to better identify risk and maximise opportunity.

With impeccable documentation and good relationships with local authorities, we offer clarity and a smooth process navigating red tape.

Our thorough feasibility investigation and decades of experience are factored into cost estimates, allowing us to add value by cutting long-term costs, and avoiding surprises and stifling overruns.

But even after more than 80 years and much growth, Eliot Sinclair is a local family run business at heart. Committed to being honest, thorough and considered in our solutions, our loyal team's strong work ethic ensures anything we do is delivered competently and confidently.





Greater good practices

We are experts at balancing sustainability with commercial objectives. Our multidisciplinary capabilities and holistic approach make us experts at it. But more than that - we want to!

Any work we do ultimately impacts people, so we take this responsibility seriously. At Eliot Sinclair, sustainability is a core ethos, with 3 focus areas: the environmental, economic and social well-being of our communities.

Thinking outside the box, we look at things critically to find innovative solutions that cater to the needs of the present while accommodating for the future. We connect people and places by building the best practices into our design and construction management process.

But at the same time, we understand what's in it for our clients and this drives us too; we invest in their 'why' from the beginning so we're all working towards a shared vision.





*Wigram Skies Community and Business Park,
Ngāi Tahu Property, Wigram, Christchurch.*

Land development

Our collaborative and versatile approach offers complete, 'full package' integrated solutions for projects of any size. This includes high-quality, practical planning and design solutions, an efficient consenting process, and an experienced contract and construction management team.

Our proven track record includes many greenfield and brownfield developments, including open space networks and reserves, large-scale residential communities, commercial and industrial subdivisions, rural subdivisions, small-scale high density and infill residential, as well as commercial developments and retirement villages. We also have specialised expertise for land development within quake affected areas and complex underlying titles.





*Wigram Skies Community and Business Park,
Ngāi Tahu Property. Wigram, Christchurch.*

Our land development services

- Site investigation
- Development cost proposals
- Planning and consent preparation
- Urban design assessments
- Master planning / site concept plans / 3D built form modelling and animations
- Detailed design of roading, infrastructure, open space / reserves
- Project management and contract administration, from concept to completion
- Using GIS to spatially map data in an easy-to read way, and communicate project development progress
- As-built surveys



Site development

*Commercial development.
Addington, Christchurch.*

Whether it's a spec build or tailored design, developing sites is a skill that goes back to our roots. With over 80 years' experience partnering with developers, design-build contractors, investors and business owners, we're experts at creating commercially viable and functional building developments.

We help our clients get the most out of a site to deliver outcomes that are economical to construct and adaptable to future tenant requirements.

Our in-house expertise covers almost everything a site development project needs. For more specialised technical services, we procure, manage and co-ordinate appropriate consultants from trusted providers.





*Village Health Medical Centre,
Martin Family Trust, Christchurch.*

Our site development services

- Structural engineering
- Architectural detailing
- Civil engineering
- Geotechnical engineering
- Surveying
- Town planning and resource consent applications
- Contamination assessment
- Landscape architecture
- Building consent applications and management
- Tender administration and contractor procurement
- Construction contract administration including NZS3910
- Construction monitoring



Our capabilities

PLANNING

LAND SURVEYING

STRUCTURAL ENGINEERING

ENVIRONMENTAL

HYDROGRAPHIC SURVEY

CIVIL AND INFRASTRUCTURE
ENGINEERING

THREE WATERS ENGINEERING

GEOTECHNICAL ENGINEERING

LANDSCAPE ARCHITECTURE

URBAN DESIGN

GIS (GEOGRAPHIC
INFORMATION SYSTEMS)



*Wigram Skies Community and Business Park,
Ngāi Tahu Property, Wigram, Christchurch.*



Planning

We have established relationships with councils throughout the South Island. Our in-depth knowledge of consent processes means a streamlined and cost-efficient experience.

Our planning team provides essential legal information regarding site and development constraints; with expertise covering the entire planning spectrum - from private plan changes and large land development projects, to site-specific resource management planning advice. We also advise matters such as social and community housing, multi-unit developments, health and childcare centres, and other commercial and retail developments.

Our planning services

- Residential, commercial and industrial development planning
 - Private plan change request applications
 - Due diligence property development feasibility and scoping assessments
 - Expert planning evidence
 - Subdivision and land use resource consent applications to district councils
 - Resource consent applications including discharges to land, air and water and water permits to regional councils
 - Submissions to notified resource consent applications, district or regional resource management plans and strategies
 - Consultation and negotiation with Iwi bodies including Mahaanui Kurataiao Ltd
 - Consultation and negotiation with affected parties and stakeholders
 - Assessments of environmental affects
 - Provision of planning services to councils including consent processing and plan change preparation
 - Planning advice for affordable housing projects that are subject to specialised legislation
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Land surveying

*SH73 Investment Strategy,
site infrastructure design project.
Arthurs Pass.*

Our 80-year history of innovative practices has made us leaders in surveying. Our team is one of the most capable in New Zealand and we are widely recognised by councils, peers and other professionals as delivering the highest quality outcomes.

We deliver new titles for sale; create accurate and reliable maps and measurement data; and deliver high-quality plans, digital data and documentation for your development project.

Our surveying team have a range of personnel, from highly experienced registered professional and licensed cadastral surveyors through to graduate or technician surveyors and coordinators to deliver on each phase of the project.





Our land surveying services

- Urban and rural subdivisions
- Boundary marking (e.g. for fencing purposes or post-earthquake)
- Legalisation surveys (e.g. public works and road stopping)
- Easements and covenant areas
- Accretion claims
- Unit titles
- Cross leases
- Uplifting of limitations on titles
- Building set out surveys
- Building location certificates
- Building lease areas (BOMA)
- Topographical / mapping surveys
- UAV (Drone) aerial mapping surveys
- Monitoring and deformation surveys
- 3D laser scanning surveys

*Lady Wigram Retirement Village.
Wigram, Christchurch.*





Structural engineering

We've been helping shape the structural landscape for over 30 years, ensuring its integrity and strength to withstand the demands placed upon it.

Our experienced team of structural engineers, architectural designers, draftspeople and technicians provide design and assessment services for a broad range and scale of projects.

We work closely with clients throughout the process, from developing the outline brief and concept design; right through to detailed construction documentation, consenting, procurement, contract management, and construction monitoring.

Our structural engineering services

- Industrial buildings including warehouses and associated offices
 - Single and multi-level commercial structures including retail and office buildings, aged care facilities, health facilities and public buildings
 - Residential engineering for dwellings ranging from standard house construction through to bespoke architectural designs and hill site homes
 - Foundation designs for TC1, TC2 and TC3 sites
 - Civil engineering structures including retaining walls, bridges, culverts, wash down pads, vehicle crossings
 - Seismic assessment and improvement of existing structures including initial detailed seismic assessments, and seismic strengthening design and documentation
 - Structural design for interior fit-outs for retail, hospitality and other commercial buildings
 - General engineering assessments and associated technical reporting
 - Tender and contract document preparation and administration
 - Building consent applications and processing
 - Construction monitoring services
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Environmental

*Kaikoura Coastline UAV Survey,
North Canterbury Transport
Infrastructure Recovery (NCTIR).
Kaikoura, Canterbury.*

We're environmental solution experts, having performed these services for various corporates, land developers, insurers, private owners and councils for many years.

Our holistic approach delivers practical solutions that balance sustainability with financial goals. Our environmental science team help reduce risk on subdivision or site remediation projects by assessing and remediating situations such as soil contamination in a way that minimises future risk to both the environment and end users of those spaces.

Our environmental services

- Pre-purchase assessment reports
- Preliminary Site Investigation reports (PSI)
- Detailed Site Investigation (DSI)
- Remediation Action Plans (RAP)
- Advice on remediation/disposal of contaminated materials





Hydrographic surveying

To know what's happening underwater we provide hydrographic surveying capabilities for small and large construction projects, ports and harbours, rivers, lakes and other water bodies within New Zealand.

Kaiapoi River survey.

When it comes to dredging, monitoring or marine construction, good data equals good decisions. Our skilled surveyors use our fleet of digital hydrographic surveying equipment and can mobilise onto most vessels or use our 3m RIB to accurately measure, map and chart underwater land surfaces. With a reliable baseline dataset of the submerged surface from the outset, you can be confident in decisions made moving forward throughout the project. As our systems are portable, our team can be readily deployed to most vessels.

Our hydrographic surveying services

- Cross sections or profiles
 - Contour surfaces
 - Treatment pond surveys
 - Settlement monitoring
 - Pre, intermediate and post dredging surveys
 - Volume and storage calculations
 - Marine setout, as-built and construction assistance
 - Shore based UAV and topographic data acquisition to integrate with waterbed data to generate seamless land to waterbed dataset
 - Geodetic control surveys
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Civil and infrastructure engineering

*Wigram Skies Community and Business Park,
Ngāi Tahu Property. Wigram, Christchurch.*

With chartered professional engineers, registered professional surveyors and CAD technicians working together, we create developments where infrastructure, transport and land use work in synergy.

We combine best practice with expertise in innovative materials to provide smart solutions for a wide array of projects.

Our full package offering efficiently covers full civil works and infrastructure design and construction observation, from concept to consent through to tender and construction.





Our civil and infrastructure services

- Design of earthworks and landforms associated with land development
- Design of roads and intersections, either new or upgraded
- Design and modelling of water supply networks
- Design of wastewater reticulation
- Design of small community and onsite wastewater land application, treatment and disposal systems
- Design and modelling of stormwater reticulation, treatment and attenuation systems
- Co-ordination of power and utility service provider designs
- Building consent applications and processing
- Construction project management and engineering contract administration
- Tender and contract document preparation and administration
- Construction monitoring services
- Preparation of erosion, sediment, and dust management plans for construction

Three waters engineering

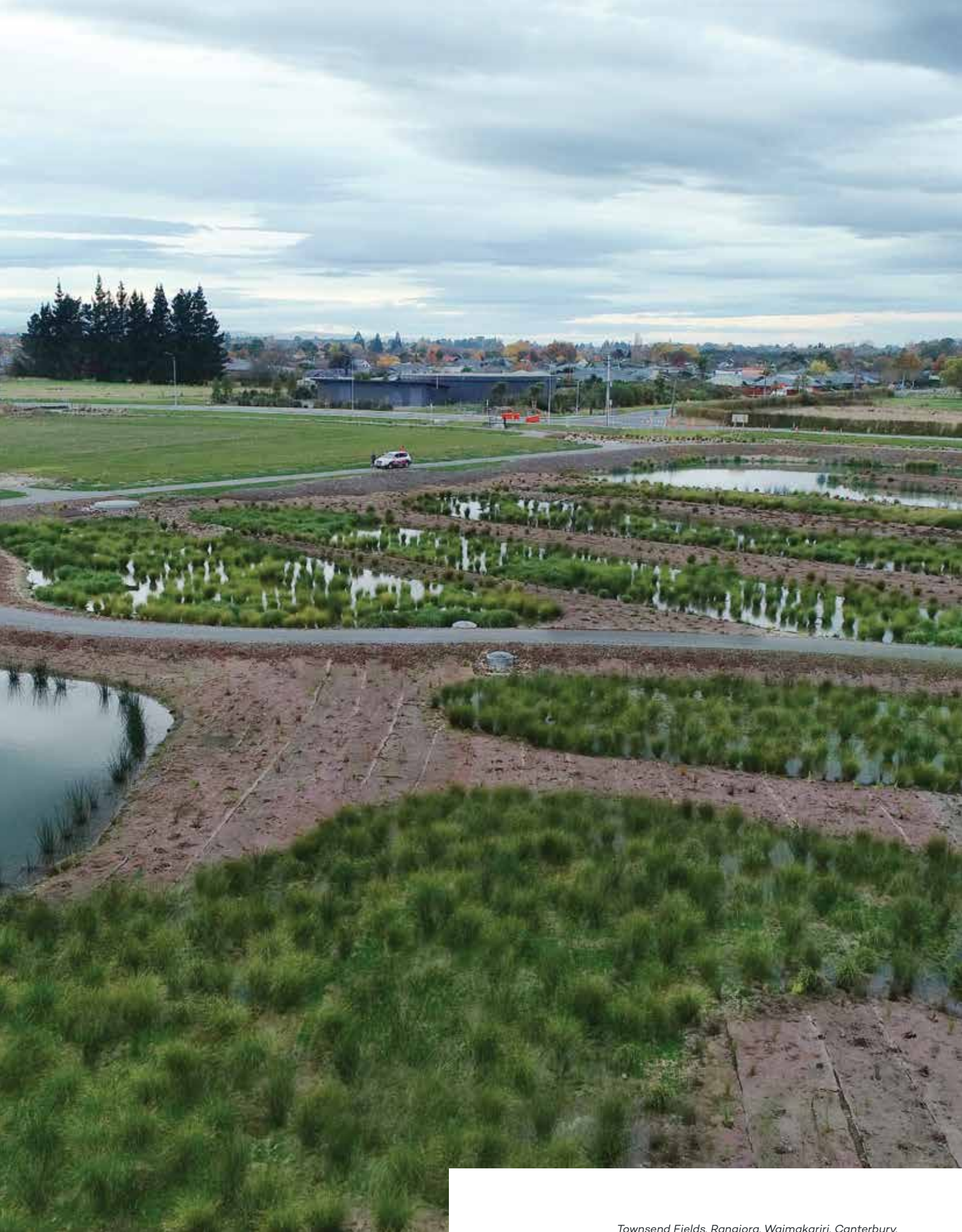
We have extensive experience in all facets of stormwater, water supply and wastewater concept and detailed design, reporting and construction monitoring for residential, commercial and industrial developments.

We also strive for sustainable initiatives by evaluating environmental protection, economic viability and the efficient use of resources. By collaborating within our multidisciplinary team, best practice meets the right expertise to develop integrated, effective and practical solutions.

Our three waters services

- Feasibility studies
- Hydraulic modelling
- Conceptual and detailed design solutions
- Flood impact assessments
- Erosion, sediment and dust management
- Design reporting
- Contract administration
- Construction supervision and management
- Assessment of environmental effects
- Resource consent applications





Townsend Fields. Rangiora, Waimakariri, Canterbury.



Geotechnical engineering

Our expert team have considerable experience working on a diverse range of projects across the South Island and enjoy the challenge of New Zealand's variable geological environment.

We work closely with our clients to determine what level of investigation, analysis, design and reporting is required. We advise how geotechnical conditions may influence a development; and by leveraging our many other in-house experts in site and land development, we advise on the most practical, innovative, and effective solutions to reduce or eliminate risk.

Our geotechnical engineering services

- Pre-purchase geotechnical investigation and reporting
 - Geological accretion investigation and assessment
 - Liquefaction investigation and mitigation
 - Slope stability investigation and mitigation
 - Cliff collapse and rockfall investigation and mitigation
 - Retaining walls
 - Temporary excavations
 - Shallow and deep piled foundations for residential, industrial and commercial buildings
 - Pavement design
 - Groundwater monitoring
 - Infiltration testing for proposed stormwater disposal systems
 - Erosion, sediment and dust control
 - Construction monitoring of bulk earthworks in accordance with NZS4431:1989
 - Forensic investigation and reporting (ie. land or foundation damage, settlement, etc.)
 - Geotechnical reporting for Private Plan Changes
 - Geotechnical reporting for proposed land development projects (Private Plan Change or Application for Subdivision Consent)
 - Peer review
 - Expert evidence
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Landscape architecture

*Prebbleton Country Estate.
Selwyn, Canterbury.*

We're specialists in designing multi-purpose spaces grounded in best practice design and sustainable outcomes.

Tailoring each solution to capitalise on site opportunities, we're able to deliver successful designs that meet budget and maintenance requirements.

We create healthier communities and contribute to social wellbeing through where we place emphasis on designing open spaces where people can rest, play and interact. We restore ecosystems and environments in nature, as well as enhance more urban environments that contribute to higher lot values, and higher-quality aesthetics and livability.

We are also experts in creating bespoke outdoor living spaces in the residential sector. Whether it's for a new and existing home, we design to ensure these areas enhance the living environment, add market value, and provide people with pet and family friendly outdoor living year round.

Our landscape architecture services

- Concept and detailed landscape design for residential, industrial and commercial properties
- Landscape construction management and contract administration
- Well considered and visually attractive planting design plans
- Public space design including playgrounds, parks and inner-city spaces
- Landscape assessments for resource consent applications
- Environmental restoration and farm revegetation plans, including riparian restoration planting





Mixed density comprehensive residential development. Christchurch.

Urban design

No matter if it's a new mixed-use community development, or a commercial / industrial development, good urban design fosters healthy, safe and sustainable living.

We create neighbourhoods that attract new residents and command higher lot values; with a focus on creating diverse housing options, attractive outdoor spaces, and accessible, safer transport choices.

We balance environmental and social sustainability with financial goals by designing with all the moving parts in mind; resolving any challenges within our multidisciplinary team at concept stage reducing the overall need for costly redesign.

Our urban design services

- Lot layout for new developments, for both high and low-density housing
- Transportation and recreational network design (including roads, public transit routes, cycleways, pedestrian footpaths and the like)
- Urban design and master planning of new mixed-use developments
- Urban design assessments for consent applications and government agencies
- Digital visualisations / artist impressions





Drone (UAV) 3D GIS model and data capture of Kate Valley, North Canterbury.

GIS (Geographic Information Systems)

GIS is the digital mapping or communication and analysis of location information. We work to align key business and asset data with spatial tools and applications for secure data sharing, visualisation and design workflows.

GIS forms the foundation to many of our projects, where we design workflows for transforming source information into spatial data products on easy-to-use web-based platforms with tailored configurations that allow for automated no-cost software upgrades. We also overlay open data published by the likes of councils and environmental organisations, so it can all be accessed through one collaborative spatial data platform.

Combined with our in-house surveying team, we provide an end-to-end as-built data collection, validation and delivery process with resulting detailed and accurate data ready to be assimilated smoothly by owner asset databases.

This unique skillset adds value across all Eliot Sinclair work by providing our in-house teams with time and cost saving automation and efficiencies in their data workflows.

Our GIS services

- Design and delivery of processes for client data collation, collection and integration with existing systems
- Design and delivery of web-based map products and applications for spatial presentation of key project data



Smarter project outcomes start with a simple conversation

Whether you need our services in isolation or as an efficient integrated partnership, you're tapping into the power of our many different skillsets to guide you through all phases of a project lifecycle. We collaborate with you from the first phases of project conception, planning and consenting, through to design, procurement, construction and handover.

Find out how we can help you shape a better tomorrow.

We have the South Island covered

View our full
capability and
case studies at
eliotsinclair.co.nz

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