



**miyamoto.** ENGINEERS +  
CONSTRUCTION  
CONSULTANTS

**Aged Care Facilities**



## Global engineering knowledge combined with local expertise.

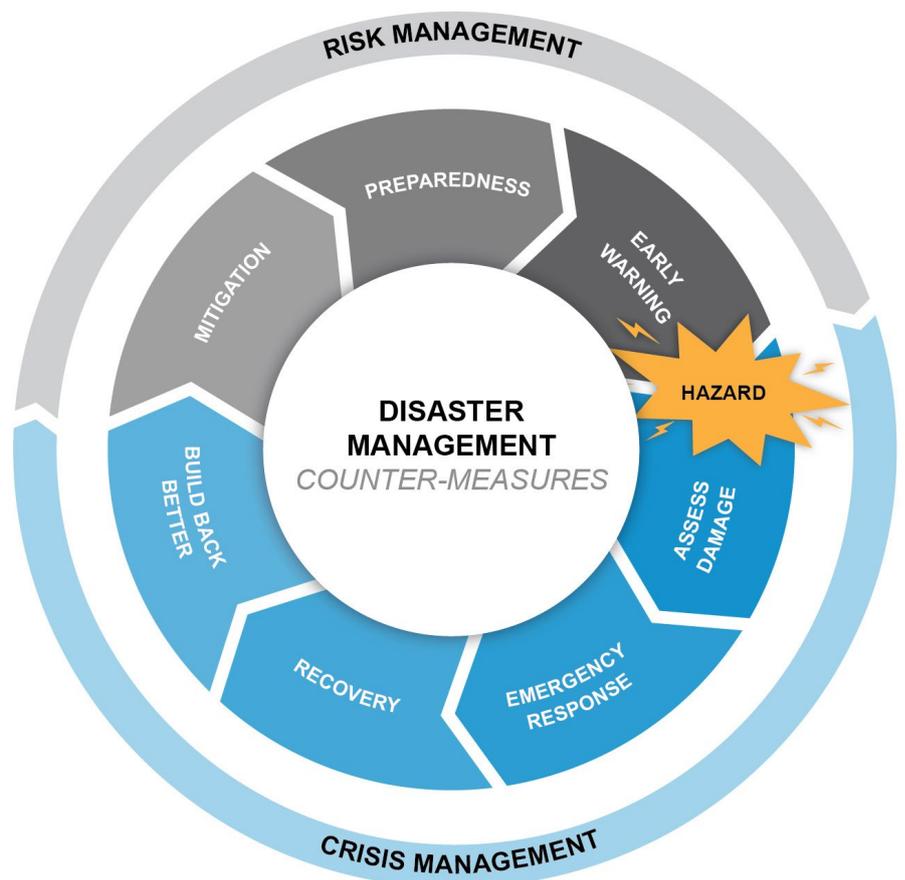
Our **Structural and Geotechnical** engineering teams are focused on delivering better outcomes through project tailored solutions.

We integrate structural, geotechnical and performance-based engineering to optimise the structural performance of buildings and provide sustainable solutions that reduce construction costs whilst maximising safety and investment value.

With offices across New Zealand and the strength of a global network, our integrated teams bring a multidisciplinary approach to every project, delivering design solutions that balance cost, innovation, advanced technology, and risk management.

Our clients benefit from a unified team of structural and geotechnical engineers who combine local expertise with global knowledge across a wide range of industry sectors and have a deep expertise in earthquake-resilient engineering.

We operate in over 30 strategic locations worldwide.





## Technical Capabilities

- Advanced mathematical simulation including Non-linear Time-history analysis and Finite Element Analysis.
- Performance-based Wind Design.
- Structural health monitoring and lifecycle asset management.
- Soil-Structure Interaction.
- Carrying out experimental studies to validate the mathematical simulation.
- Low damage design to build resilient structure.

## Industry Knowledge

- Aged Care Facilities
- Education Facilities
- Aviation
- High-rise Buildings
- Commercial & Mixed-Use
- Residential
- Seismic Strengthening
- Building Re-purposing
- Infrastructure
- Disaster Response
- International Development
- Humanitarian Projects

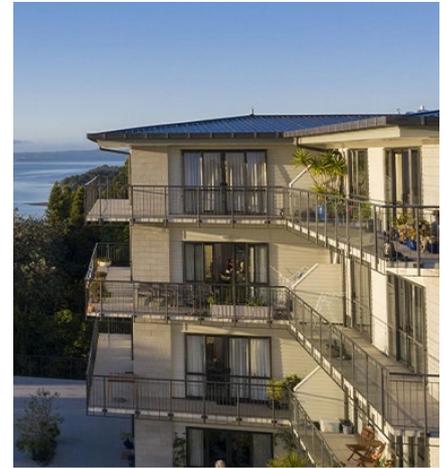


miyamoto.

miyamoto.

# PROJECTS

# Pinesong, Metlifecare Retirement Village



**Location:** Green Bay, Auckland

**Year:** 2023 - 2025

**Client:** Metlifecare Ltd

## **Challenge:**

The 5-storey residential retirement building faced severe torsional issues due to its irregular plan, previous assessments identified deficiencies in diaphragm strength, cladding connections, and stair movement. Proposed strengthening was extensive, intrusive and costly.

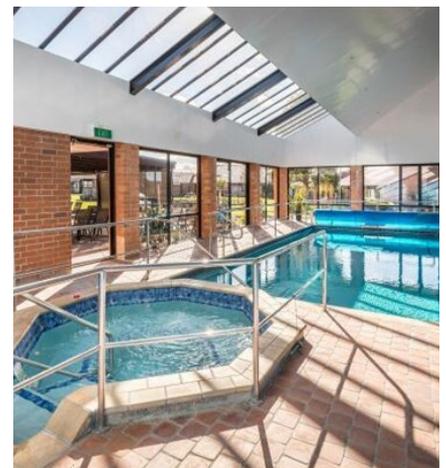
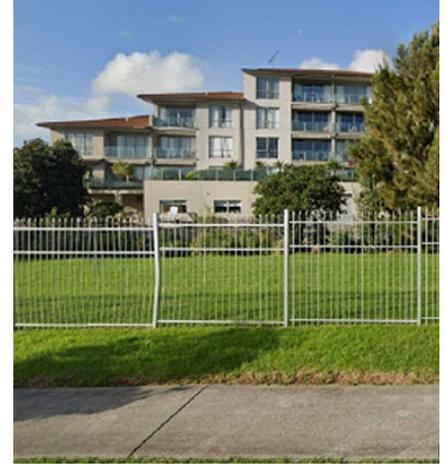
## **Solution:**

Miyamoto used non-linear time history analysis to assess the building's performance, revealing significant ductile reinforcement in the floors. This enabled a reduction in the scope of work to focus on non-structural elements like cladding panels and stairs

## **Result:**

Demolition was avoided and strengthening was undertaken at a minor cost.

## Hibiscus Coast Village, Red Beach



**Location:** Red Beach, Auckland

**Year:** 2023 - 2025

**Client:** Metlifecare Ltd

### **Challenge:**

A complex of 3 and 4 storey apartment buildings sharing a common basement/podium level was assessed using non-linear pushover and response spectrum analysis methods. The assessment revealed insufficient diaphragm shear capacity and inadequate starter bars to the shear walls.

### **Result:**

Assessment >70%NBS using non linear analysis.

## Aged Care Facilities | Projects

### Parkwood Retirement Village, Waikanae, Kapiti Coast

Geotechnical Site Investigation

**Client:** Parkwood Trust

### Kapiti Retirement trust, Kapiti Coast

Geotechnical Site Investigation

**Client:** Kapiti Retirement Trust

### Woburn Masonic Care, Lower Hutt, Wellington

**Client:** Bell Kelly Beaumont Team  
Architects

**Dates:** Jul 2018 - May 2025

### MetlifeCare - Bayswater - The Palms, Mt Maunganui

**Client:** Metlifecare Ltd

**Dates:** Jan 2024 - Feb 2025

### Metlifecare Kapiti Village, Paraparaumu

**Client:** Metlifecare Ltd

**Dates:** Oct - Nov 2024

### Block C, Dannemora Gardens Village, East Tamaki, Auckland

**Client:** Metlifecare Ltd

**Dates:** May - Jun 2024

### Ruakura Building, Seven Saint Vincent Village, Remuera, Auckland

**Client:** Metlifecare Ltd

**Dates:** May - Jun 2024

### Summerset Retirement Village, Trentham

**Client:** Summerset Retirement Villages

**Dates:** Apr 2021 - Sep 2022

### Speldhurst Retirement Village, Levin

Geotechnical Site Investigation

**Client:** Speldhurst Country Estate Ltd

### Pinesong - Metlifecare Retirement Village, Green Bay, Auckland

**Client:** Metlifecare Ltd

**Dates:** Oct 2023 - Jul 2025

### Metlifecare - Hibiscus Coast Village, Red Beach, Auckland

**Client:** Metlifecare Ltd

**Dates:** Oct 2023 - May 2025

### Metlifecare Seismic Assessments

Initial Seismic Assessments (ISA) were performed to evaluate the seismic performance of these buildings:

- Metlifecare The Avenues - Centre Court and West Haven, Tauranga
- Metlifecare Somervale Village - Care Facility, Mount Maunganui
- Metlifecare Parkside Retirement Village, Gilbert and Reeves Building, Hillsborough, Auckland
- Metlifecare Ltd (Serviced Apartments), Takanini, Auckland.
- Metlifecare Kapiti Retirement Village, Paraparaumu
- Metlifecare Retirement Village (Block M), East Tāmaki, Auckland.
- Metlifecare Bayswater - The Palms (Blocks 1 and 2), Mount Manganui
- Metlifecare Bayswater - Phoenix Court, Mount Manganui
- Metlifecare - Hobson Apartments, Remuera, Auckland
- Metlifecare - Cornwall Apartments, Remuera Auckland.
- Metlifecare - Araroa Care Apartments, Remuera, Auckland

**Client:** Metlifecare Ltd

**Dates:** Feb 2023 - Dec 2024

## Aged Care Facilities | Projects

### Summerset Retirement Village, Havelock North

**Client:** Summerset Retirement Villages  
**Dates:** Feb 2021 - Oct 2022

### Metlifecare Community Facilities

**Client:** Metlifecare Ltd  
**Dates:** May 2021 - Jun 2022

### Summerset Retirement Village, Trentham

**Client:** Summerset Retirement Villages  
**Dates:** Nov 2021

### Wairarapa Village Care Rooms, Masterton

**Client:** Bell Kelly Beaumont Team  
Architects  
**Dates:** Dec 2017 - Jun 2020

### Summerset Retirement Village, Trentham

**Client:** Summerset Retirement Villages  
**Dates:** Aug 2021 - Feb 2022

### ESM Arvida Retirement Village, Tauranga

**Client:** Arvida  
**Dates:** May 2020 - Apr 2021

### Elderslea Care Suites, Upper Hutt

**Client:** Oceania Healthcare Ltd  
**Dates:** Jan 2019 - Jan 2020

### Elderslea Care Centre, Upper Hutt

**Client:** Oceania Healthcare Ltd  
**Dates:** Dec 2018 - Jul 2019



# Ready to optimise your next project?

By combining our global knowledge base with local expertise, we deliver unparalleled structural engineering solutions tailored to your specific needs and local conditions.

---

[projects@miyamoto.nz](mailto:projects@miyamoto.nz)

[www.miyamoto.co.nz](http://www.miyamoto.co.nz)

## **Wellington**

Level 7, 138 The Terrace  
Wellington, 6011  
**+64 (04) 8019026**

## **Auckland**

Building B, Level 2/8  
Nugent Street, Grafton,  
Auckland 1023  
**+64 (09) 940 4069**

## **Christchurch**

Studio 202, 235 High Street  
Christchurch Central, 8011  
**+64 (03) 3774095**

## **Kapiti / Horowhenua**

53 Kapiti Rd,  
Paraparaumu,  
Kapiti, 5032  
**+64 (04) 9741272**

---

# miyamoto.