

Waste Management



Construction

Project

Industrial / Commercial

Location

Springs Road
East Tamaki

Client

Stride Property

Tenant

Waste Management NZ

Value

\$50 Million

Period

13 Months

Consultants

Architects /
Jasmax
Eclipse Architecture Ltd.

Structural + Civil /

Holmes Consulting

Mechanical /

Cosgroves Ltd.

Three words sum up this \$50 million development for Stride Property and tenant Waste Management New Zealand on a 5.2 hectare site in East Tamaki: scale, speed and sustainability. Created as a base for 400 staff and marking the amalgamation of several Waste Management facilities across Auckland, it includes a highly spec corporate HQ designed by Jasmax, massive hangar-like truck workshops that incorporate an EV 'innovation hub' to convert Waste Management's fleet to electric, and a truck wash. Sitting between the office and workshops is a hub building with full amenities and a commercial kitchen for all staff.

As for speed, the entire complex was handed over to Waste Management a few days before Christmas after a turbo-charged 13-month build during which the project team set a new Haydn & Rollett record of \$6.6 million turnover in a single month. Despite the presence of both hard basalt and a protected bird species (the New Zealand dotterel) nesting on site, the team was able to avoid delays by rescheduling groundworks and changing the sequencing.

Waste Management has a well-developed sustainability strategy and was among

30 New Zealand corporates that in 2016 committed to converting 30 per cent of their fleets to electric by this year (they have converted 33%, with no suitable electric utes being the primary reason for remaining petrol engine vehicles). The new buildings and facilities were designed to achieve a Green Star 5+ rating, requiring Haydn & Rollett's team to painstakingly document how it was meeting the specifications. As well, 19 EV charging stations were provided, along with plenty of room for bike storage.

Challenges on this project included dealing with a huge amount of precast glazing, and integrating services such as ducting, electrical and sprinklers that were designed to be exposed to view.

Awards

2020 Property Council NZ - Supreme Award Winner

2020 Property Council NZ - Green Building Award, Best in Category

2020 Property Council NZ - Industrial Property Award, Best in Category

2020 Property Council NZ - Commercial Office Property Award, Excellence