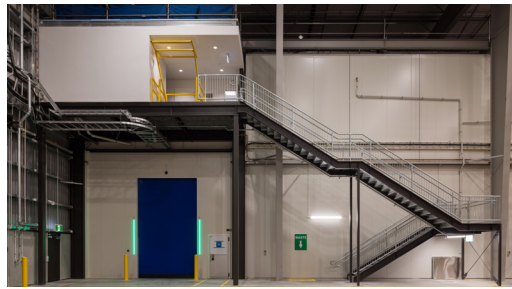


Bowden Road Tokyo Food

**Construction****Project**

Industrial

Location30 Bowden Road
Mt Wellington**Client**

Property for Industry

Value

\$28 Million

Period

15 Months

ConsultantsArchitect /
Woodhams Meikle Zhan
Architects

Structural /

MSC Consultants

Mechanical /

Thurston Consulting

Redeveloping brownfield properties can be fraught with potential headaches, ranging from site contamination to difficult ground conditions. In the case of this Mt Wellington project, which involved demolishing eight existing buildings at an established industrial site on Bowden Rd neighbouring the Tamaki River and constructing two large new warehouses, almost every identified risk came to pass. Combined with an extremely wet Auckland winter, it meant Haydn & Rollett had to be especially nimble and organised to meet the programme deadline.

The build platform for this first of the warehouses – at 7800m² plus a 700m² two-storey office it is the smaller of the pair – was complicated by soft ground spots, some rock and the presence of both in-ground and on-ground asbestos.

It is also a tight site with a shared right-of-way, which required the team to liaise closely with the neighbours to ensure access and good relations.

Notable features include a secondary office for warehouse staff set above the cold storage area, the use of metal roofing to clad the main office, and the installation of a commercial kitchen-sized extractor fan in the office kitchen. And that deadline? Despite all the challenges, the project was completed on time to the day and has received a 5 Green Star rating.