

100 Carbine Road



Project Management Construction

Project
Industrial

Location
100 Carbine Road
Mt Wellington

Client
Fairview Group Property
Holdings Ltd

Value
\$27 Million

Period
12 Months

Consultants
Architects /
Woodhams Meikle Zhan

Structural /
MSC Consulting

Civil /
Calthom Consultants

Mechanical /
Thurston Consulting

The project began in 2019 with Haydn & Rollett drawing on its development experience to help Fairview assess the feasibility of the proposed site, and continued right through the design, consenting and delivery phases – an end-to-end partnership that was big on trust and transparency. The end result was a new manufacturing warehouse and an office with a triple-glazed, two-storey façade that showcased Fairview’s specialist expertise.

Fast forward to 2024, Fairview wanted to demolish the adjacent buildings to construct a new 13,000 square metre warehouse and office. The project was complicated by the site’s proximity to Fairview’s active manufacturing operation and uncertainties regarding the conditions of the brownfield site.

Preliminary demolition of several existing buildings turned up asbestos and contaminated underground tanks, which Haydn & Rollett managed in collaboration with an environmental consultant. Additionally, the amount of shallow basalt discovered meant that there was extra prep work required before construction could get started.

Once underway, however, the warehouse was a straightforward build, with notable features including four gantry cranes, a large yard that was concreted to allow for heavy lifting, and a long canopy sheltering six roller doors. The team also built a small annex housing a six-desk office, a lunchroom with kitchenette, and toilet amenities.