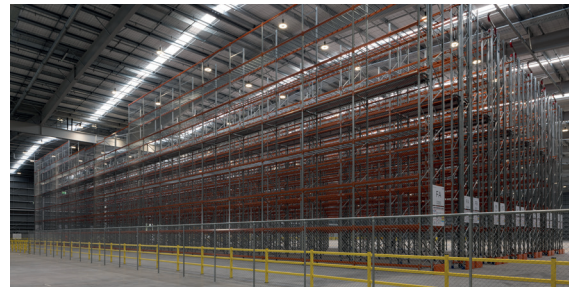


78 Springs Road



Project Management Construction

Project
Industrial

Location
78 Springs Road
East Tamaki
Auckland

Client
Property for Industry
(PFI)

Value
\$55 Million

Period
21 Months

Consultants /
Architect /
T-Plus Architects

Civil /
McKenzie & Co

Mechanical /
Thurston Consulting

A rich seam of Kiwi manufacturing history runs through 78 Springs Road, which for decades was the site of Fisher & Paykel's refrigeration and laundry factories, and remains the New Zealand HQ for its business operations. As the company grew, it spread across the East Tāmaki campus, modifying buildings, adding new ones and extending the underground services. It all made the task of constructing a large state-of-the-art distribution centre on the brownfield site both fascinating and fiendishly complicated. Essentially, Haydn & Rollett had to cut the spine of a sprawling but interconnected operation, maintaining services to one half while demolishing the former refrigeration factory.

To pull it off, the project's leaders consulted closely with the Fisher & Paykel team to glean everything they possibly could about the site, its history and the company's daily operations before even embarking on the intricate, months-long enabling works. Once demolition was achieved, however, construction of the 25,500 square metre distribution centre quickly built up a head of steam, helped by bone-deep planning and a changing market that allowed Haydn & Rollett access to the best resources and subcontracting teams. As well as the warehouse, the project delivered a highly-sped new office with eye-catching lines, Glulam timber columns and generous glazing. In the end, the team was able to hand over the Green Star 5 designed building three months ahead of schedule.