

Toyota Pukekohe

**Construction
Project Management****Project
Commercial**

Location
22 Stadium Drive
Pukekohe
Auckland

Client
Howard Property Ltd

Value
\$10 Million

Period
12 Months

Consultants
Architects /
Woodhams Meikle
Zhan Architects

Structural /
MSC Consulting Group

Mechanical /
Thurston Consulting

Working with the past can throw up surprises, as the Haydn and Rollett team involved in this commercial project in Pukekohe learned. As well as building a new showroom for Toyota, they were tasked with partially demolishing and repurposing a neighbouring warehouse into a workshop for the dealership, complete with a seismic upgrade. Early on, it was discovered that the existing structure was not up to snuff and had to be remediated. Being located alongside the main trunk line, there was also a need to insert significant piling deep under the existing floor, an awkward and time-consuming process.

Alongside this work, the team built a new side to the building where it neighbours the showroom, and a breezeway connecting the two structures, then finished by creating a gleaming epoxy workshop floor. Construction of the new showroom was also challenged by the legacy of the past in the form of some public power cables unearthed on the site. In the end, this was a small project that had a bit of everything, from the challenges of dealing with multiple authorities and agencies, to drainage and piling work, retaining walls, repurposing and new construction.