

224 Neilson Street Warehouse A



Construction

Project
Industrial

Location
224 Neilson Street
Onehunga
Auckland

Client
Argosy Property

Value
\$22 Million

Period
10 Months

Consultants
Architects /
JWA Architects

Structural /
Stephen Mitchell Engineers

Mechanical /
eCubed Building Workshop

224 Neilson Street - Warehouse A is the second and larger stage of Argosy Property's flagship industrial logistics hub in Onehunga. On a 3.5 hectare strategic freight site, Stage 2 (Warehouse A) delivers an 11,500 metre square clear span warehouse with integrated breezeway, yards and modern office accommodation, designed to support next-generation logistics and achieved a 6 Green Star Design & As Built rating.

The project converted a heavily contaminated former steel pipe manufacturing site into a safe, long-term asset. Historic asbestos, hydrocarbon and heavy metal contamination was managed under a formal Remediation Action Plan and Works Completion Report. A key initiative was processing and reusing around 4,000 cubic metres of asbestos-impacted concrete beneath Warehouse A's raft slab

and pavements, significantly reducing landfill disposal, truck movements and demand for imported aggregate - while lowering embodied carbon.

Warehouse A forms part of a wider sustainable precinct that includes one of New Zealand's larger rooftop solar arrays, efficient LED lighting with smart controls, rainwater harvesting, low-carbon materials and very high construction waste diversion. Adjacent stream restoration, including weir removal, native fish relocation and bank stabilisation, further strengthens the environmental outcome.

Haydn & Rollett worked closely with Argosy, JWA Architects, Stephen Mitchell Engineers and eCubed to deliver the \$22M build in around 10 months, maintaining programme, safety, quality and sustainability objectives - a scalable model for net zero aligned distribution in a blue chip location.