

291 East Tamaki Road



Property Services

Project
Industrial

Location
291 East Tamaki Road
Otara
Auckland

Client
Argosy Property

Value
\$2.5 Million

Period
9 Months

Consultants
Architect /
Jonathan Walker Architects

Structural /
Stephen Mitchell Engineers

Civil /
Babbage Consulting

A before-and-after photo comparison of this recently revamped brownfield site is striking. When Haydn & Rollett took on the project – ‘rescue mission’ might be more apt – this was a sprawling collection of industrial buildings, all of which had seen better days, not least a fire-damaged warehouse. Some of the roofing leaked, other parts were so difficult to safely access that a drone had to be used to survey them.

Further complicating the picture, the job involved two individual contracts for the same site – one with an insurer to rebuild the gutted warehouse, the other with the owners that involved demolishing and removing some buildings, as well as refurbishing, reconfiguring and modernising spaces and services so the site could be leased to multiple tenants.

Haydn & Rollett also had to deal with all the twists and turns that are inherent with brownfields sites, from asbestos removal to getting to grips with convoluted legacy fire alarm systems and utility connections.

Despite a tight budget, the team pulled off an impressive transformation, guaranteeing several more years of useful life for an aged industrial site.