

78 Springs Road Stage 2



Project Management Construction

Project Industrial

Location
78 Springs Road
East Tamaki
Auckland

Client
Property for Industry
(PFI)

Value
\$31.7 Million

Period
17 Months

Consultants /
Architect /
T-Plus Architects

Civil /
McKenzie & Co

Engineers /
MSC Consulting

Stage 2 of Property for Industry's redevelopment at 78 Springs Road has transformed a former carpark and industrial site into two modern warehouse and office facilities. Known during construction as SR3 and SR4, the two buildings provide approximately 15,500m² of high-performance industrial space within East Tāmaki's established manufacturing precinct.

SR3 was purpose-built for MiTek and comprises a 6,110m² manufacturing warehouse with 740m² of office and amenity space. The facility integrates MiTek's specialist operational requirements with a contemporary two-storey workplace, where exposed timber elements, extensive glazing and detailed interior finishes reflect the company's connection to engineered timber construction.

SR4 provides a further 4,800m² warehouse and 400m² office, designed to offer flexibility for a future tenant. A 2,450m² breezeway and 1,030m² canopy separate the two facilities, alongside dedicated yards, car parking and associated infrastructure.

A key challenge was managing the interface with the neighbouring SR2 building, which will become Stage 3 of the wider development. Delays to the associated demolition works placed increasing pressure on an already tight programme. As Haydn & Rollett was managing both workstreams concurrently, the construction team developed alternative crange methodologies and revised the project phasing to maintain progress while safely managing the shared site.

Early design and development advice continued through preconstruction and delivery, with Haydn & Rollett coordinating the client's consultant team and working closely with MiTek to interpret and incorporate its operational requirements. This collaborative approach enabled Stage 2 to be completed on time and within budget, with a strong safety performance.

The completed development provides Property for Industry with two quality long-term industrial assets. For MiTek, it has created a purpose-built manufacturing and workplace environment designed to support greater efficiency, future growth and the wellbeing of its people.