

Karaka Lifestyle Estate



Project Management Construction

Project
Special Projects

Location
329 Bremner Road
Karaka
Auckland

Client
The Stables Village
Partnership

Value
\$7.4 Million

Period
15 Months

Consultants
Architect /
Ashton Mitchell Architects

Structural /
MSC Consulting Group

Mechanical /
22 Degrees

It had a protracted gestation, but this project extending Karaka Lifestyle Estate's clubhouse proved a dream job for Haydn & Rollett. Involved from the very beginning with design management, Haydn & Rollett spent a couple of years working with the client and consultants to revise the initial plans to meet a reduced budget. Once work began, however, it was remarkably smooth sailing on what was a very detailed build.

Clad in white brick and Abodo weatherboards, a steeply pitched roof and exposed rafters, the extension subtly references the original clubhouse, a 120-year-old villa that was trucked from Parnell to the site many years ago.

Creating a weathertight interface between the old and new building proved to be the project's most difficult challenge, and took a lot of time, skill and collaboration to get right. Other notable features include a full commercial kitchen, two bathrooms, a function lounge and extensive decking that links to the bowling green on the estate's western side.

Despite a tight budget there are several grace notes here, including a koru pattern in the concrete entranceway and bandsawn board in-situ concrete.