



the hard yards.

Christmas edition



Mere Kirihimete | Manuia le Kirisimasi | Maligayang Pasko | Kilisimasi Fiefia

DECEMBER 2020

30 Madden's successful year

In Auckland's Wynyard Quarter development, 30 Madden has made significant headway this year. Stage one was handed over in November and the team are feeling optimistic about the next stage of works. Aaron Lindsay reports.

The first stage of Willis Bond's third residential project in the precinct comprises of 80 high-end apartments, a three-level car park, and six townhouses. This first phase was wrapped up on 26 November, one week ahead of programme. It's an outstanding achievement considering the challenges the team have encountered along the way. The project itself required some design problem-solving and of course we had the disruption of COVID.

Our successful team have continually planned ahead and nipped out any big problems from the get go. Back in March this year, when national lockdown seemed imminent, LTM moved fast to secure a warehouse and purchase all the materials they would need. It was a decision that paid off.

Stage Two of 30 Madden is currently under construction. This phase entails a smaller-scale residency, Beaumont Apartments, which contains 60 units over



Architect: Studio Pacific Architecture
Engineers: Dunning Thornton
Client: Willis Bond & Co.

Photos supplied by Willis Bond & Co.

six storeys. The tight programme led by Blake Honeyfield and Richie Miller is aiming for completion by November 2021.

When Stage One was wrapped up, the old 'Taj Mahal' games/smoko room had to be dismantled and our well-loved table tennis equipment stored away. Rest assured, we're keenly anticipating 'Taj Mahal Round Two' and we'll have our new ground floor smoko space up and running next year.

In the meantime, the Madden crew have run an offsite basketball competition and we regularly put on site BBQs. We have such a positive crew. It's a great atmosphere to work in.

RCP move into new HQ

Steve Lindley describes the meticulous work that went into crafting RCP Property's new office space in Freeman's Bay. In November, the team was excited to move from their existing site at Parnell to the modern new space.

Originally a car mechanics and panel beaters, the 'guts' and roof of the existing building at 25 Hargreaves Street were removed before revitalising and developing the space. The structure was extended to the south and east and a new corrugated iron façade was installed with corrugated features within the interior linings across level one. Another attraction is the six-metre-high cantilevered curtain wall.

A deck to the east with four-metre-high sliding glass doors provides impressive views of the city. The ground floor consists of three tenancies – a coffee shop and two office tenants. On the first floor is RCP's new Auckland office. The Kingspan roof is left exposed with all the structure and services on show and painted white.

With us extending the building to the boundary limits across all sides, site logistics became more difficult as the building progressed. With no luxuries of a laydown area, everything had to be organised within the site, meaning that crane works and deliveries had to be carefully managed. The building is RCP's main office so there were 50+ project managers keeping tabs! With the new police headquarters situated directly opposite site, there were plenty of eyes on us.

We were privileged to be asked by RCP to undertake this build, which shows a strong relationship and trust. It's a great compliment to LTM and a supportive statement within the competitive Auckland construction market.

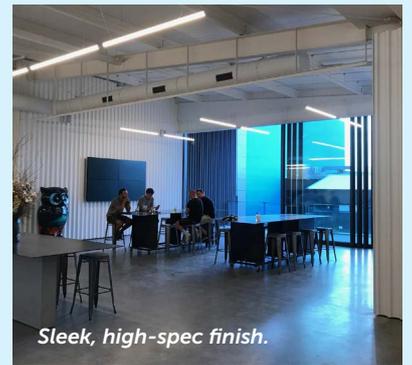
The first floor is completely light-filled, with very high ceilings, raw finishes and beautiful architectural detailing. The corrugated iron façade truly makes the building stand out.

To celebrate, we had our subcontractors' completion drinks at the local pub,

The Cav on College Hill, which became our local during the build.

Paul Mullally did an impressive job leading the carpenters on the exterior and internal framing, and Harry Fui was able to develop his own joinery skills and make some good strides with his apprenticeship.

RCP staff are enjoying their new space and we've received great feedback so far.



Sleek, high-spec finish.



Architect: Fearon Hay
Engineers: Blueprint Engineers



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