

Daniell Street 25 units multi-residential development, Wellington

Contributed by Steven Young
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Project Name
Newtown Gardens

Project
address
23-25 Daniell Street

Newtown, Wellington

Client name
Sing Wei Developments Ltd

Contractor
Tanglo/710 Trading & Construction/Sing Wei Developments

Original
Architect
Roger Walker

Engineer
AC Consulting

Consultants
Invent Solutions

Our role
Principal consultant: Architecture engineering and project manager

Description
of project
25 unit high density residential plus redevelopment of exist villa

Type
Multi-unit residential

Size
2,600 sqm

Value
\$10M

Date/
2008-2009; 2010-2012

Construction period

Design
features
5 blocks with semi-underground access road.

Three unit residential: two accommodation levels over carparks

Special
features
High-density: Resource consent granted prior Plan Change 76

Timber framed, cavity construction

Management
Ownership transferred overseas during construction

Special
requirements

Intensive inspection regime by WCC due to discontinuity of work.

Our special
input

Mediating local requirements with Chinese management

What we
learned

Differences in business cultures have significant effect on efficiency.

What would
we improve

Documentation of sub-contracts.

