

# Westpac Office, Newlands

Contributed by Steven Young  
Tuesday, 13 March 2012  
Last Updated Wednesday, 14 March 2012

Project Name  
Westpac Newlands

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Project  
address  
Hurring Place/Newlands Road

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Newlands, Wellington

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Client name  
Any Curran

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Contractor  
Geoff Carr Builders Ltd

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Architectural  
design  
SYAL implemented a sketch design by others

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Engineer  
Steven Young & Associates Ltd

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Consultants  
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Our role  
Principal Consultant

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Description  
of project  
Three large units of office/warehousing to a repeated module

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Type  
Office/warehouse/workshop

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Size  
4000 sq m

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Value  
\$1.5M

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Date/

c 1988 at the end of the property boom

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Construction period

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Design

features

Conventional steel portal frames at the rear

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Two-storey concrete structure at the front - clad with polystyrene spandrels

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Special

features

Polystyrene spandrels has proved durable for more 25 years.

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ManagementÂ

Design build

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Special

requirements

Foundations on site partly rock, partly compacted fill.

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Our special  
input  
High-speed design build process

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What we  
learned  
Speculative developments have little demand when markets collapse

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What would  
we improve  
Stud height of 5.2m too low for modern use.