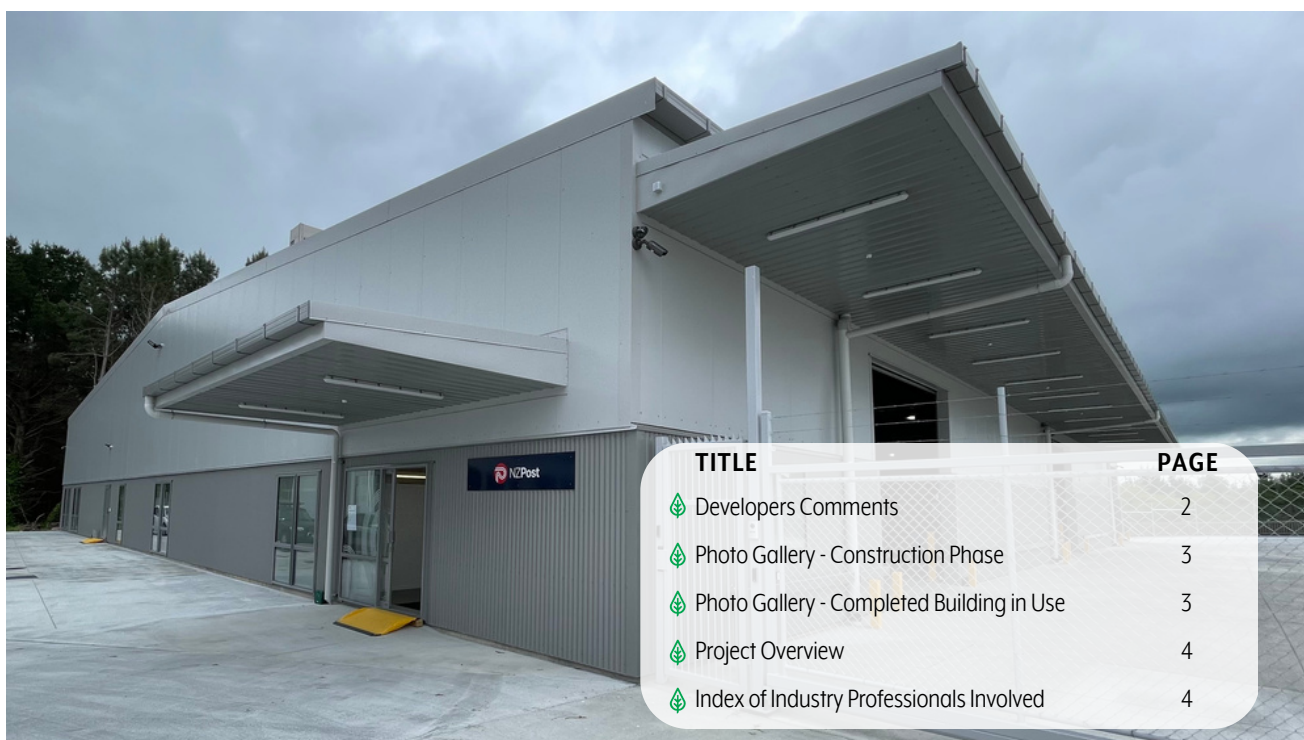


NEW ZEALAND POST DEPOT

SPA POINT TAUPO

CASE STUDY



TITLE

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DEVELOPER'S COMMENTS



1. **What was the key driver for choosing to use CLT panels for this particular building and location?**

The key for this particular development was the need to avoid geotechnical issues because of the much lower weight of wood on soils that were not suited to loads from using concrete panels. There was no way we could have designed this building with only concrete and steel.

2. **How did the use of wood compare with the other material options?**

From a cost perspective we had experience casting our own tilt slab panels on-site in the past. However, our client, New Zealand Post*, being a high profile state owned enterprise being a government entity wanted to have their new depot facility constructed where possible using renewable materials.

3. **How did you find the consent process in regard to your specification of wood?**

The consent process was straight-forward given the supporting information from the structural engineer and the product declaration specifications supplied by Red Stag TimberLab.

4. **Would you consider wood to replace other material options in future buildings; and if so why?**

We are definitely looking to use a combination of glulam and CLT for a new retail development in the downtown Taupo, as we are planning to make a showcase building with an alpine design/look to suit the region. Having worked with CLT on this job gives our architectural/development team the confidence to use wood again to a greater extent this time.

*New Zealand Post is a company with over 170 years of history. Since 1987, it has operated as a State Owned Enterprise (SOE) with the NZ Government as the 100% shareholder.

PHOTO GALLERY

CONSTRUCTION PHASE



COMPLETED BUILDING IN USE



PROJECT OVERVIEW

This building development is part of a new light commercial development on land near the AC Baths in Taupo.

The development was originally planned as a conventional warehouse using concrete floor and tilt slab panels to accommodate a courier warehouse and dispatch facility.

Ground weight-bearing conditions proved unsuitable for taking gravity loads from the traditional concrete design. Hence CLT panels at ground level with hebel (light-weight concrete panels) above 2.4 metres were introduced to meet the required reduced loading to meet consent conditions for the building site.

INDEX OF INDUSTRY PROFESSIONALS INVOLVED

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ABOUT THE MID-RISE WOOD CONSTRUCTION PROGRAMME

Mid-Rise Wood Construction is a six-year partnership between the Ministry for Primary Industries (MPI) and Red Stag Investments Ltd. The aim of this \$6.75 million programme is to encourage widespread adoption of precision- engineered timber in mid-rise building construction. Since its inception in 2018, the programme has assembled a pool of New Zealand professionals experienced in mid-rise wood building design and construction to help share and grow knowledge and expertise with the broader industry.

Engineered timber is not only naturally beautiful but also provides a very strong, low carbon and comparably low-cost alternative to steel & concrete. It is easy to transport, relatively light, and has outstanding earthquake and fire resilience. The use of prefabrication can decrease construction time by as much as 30 percent, and reduces costs compared with traditional building methods. Combining cross-laminated timber (CLT), laminated veneer lumber (LVL), glulam and panelised framing timber creates a cost-effective, fast, resilient and sustainable system for mid-rise construction.

For more information, go to www.midrisewood.co.nz