

Te Whare Whakapapa, New Zealand Blood Service Building

Location:	Lester Lane, Christchurch
Type:	Two-Level Bespoke Medical Testing & Research Facility
Size:	3,800m ² GFA
Completed:	2014
Construction Cost:	\$16 million
Main Contractor:	Hawkins Construction
Dev. Co. Structure:	100% funded & owned design build by Ngāi Tahu Property where the tenant shared any cost savings achieved at the completion of the development by a reduction in headline rent.
Anchor Tenant:	New Zealand Blood Service

Te Whare Whakapapa is a state-of-the-art facility in Christchurch, which was purpose built for New Zealand Blood Service (NZBS) by Ngāi Tahu Property. The 3,800m² development comprising a donor centre, manufacturing and testing laboratories, specialised warehousing and offices was finished ahead of time and below budget. It enables NZBS to meet its commitment to provide blood and blood products to patients in New Zealand hospitals and to maintain New Zealand's self-sufficiency for blood products. The Centre allows for the adoption of new technologies and addresses the current shortage of space for general and specialised blood product warehousing.

Constructed on a 'brownfield' site and designed as an Importance Level 3 building (1.3 times the strength of the current Building Code), it can withstand strong seismic activity; a diesel generator and three rainwater-harvesting tanks have been installed to keep the centre active in cases of an emergency.

Initially this project was undertaken as a typical design & build structure however this evolved to a unique share of construction risk and share of cost savings as a result of a thorough and well co-ordinated design and procurement process.

The success of this project reflects the Ngāi Tahu Property – New Zealand Blood Service partnership and the excellent working relationships of all the teams involved. The development involved a thorough briefing and design stage for such a specialised use, with technology and innovation required to reach the initial vision for the scheme.

AWARDS

2015
New Zealand
Commercial Project Awards,
Gold Award Winners,
Health Category,
Excellence in workmanship,
construction practices
and innovation

2016
Property Council
New Zealand Awards,
Health and Medical Property Award,
Award of Excellence,
Best in Category

"The Blood Service identified Ngāi Tahu Property as an ideal long-term partner and landlord because they have a clearly stated purpose other than the motivation to drive profit. Ngāi Tahu Property understands the importance of community spirit and are in this for the long haul."

**Fiona Ritsma,
Chief Executive NZBS.**

