



ROMA ROAD ESTATE REGENERATION

The regeneration of Roma Road Estate into a highly sustainable distribution hub, illustrates Goodman's brownfield redevelopment capability. Targeting a minimum 5 Green Star Built rating for its projects, the new warehouse facilities are constructed from sustainably sourced building materials where practical, with the development process carefully managed to reduce waste and other environmental impacts.

Shane Everett, Goodman Landscape Manager, checking the Roma Road ngahere. ↗



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OVERVIEW

Goodman's development programme has delivered 10 highly sustainable Green Star rated projects since January 2023. With a combined total project cost of more than \$635 million these facilities provide almost 150,000 sqm of high-quality warehouse and logistics space.

Around 80% of these projects have been completed on brownfield sites, close to transport infrastructure and large consumer populations. These inner-city properties provide the greatest efficiency for customers focused on last mile delivery, minimising travel distances and shortening delivery times.

The regeneration of Roma Road Estate is one of the larger redevelopment projects completed by Goodman. Featuring a highly sustainable masterplan, the property has been transformed into a modern industrial estate that maximises the value of its strategic location.

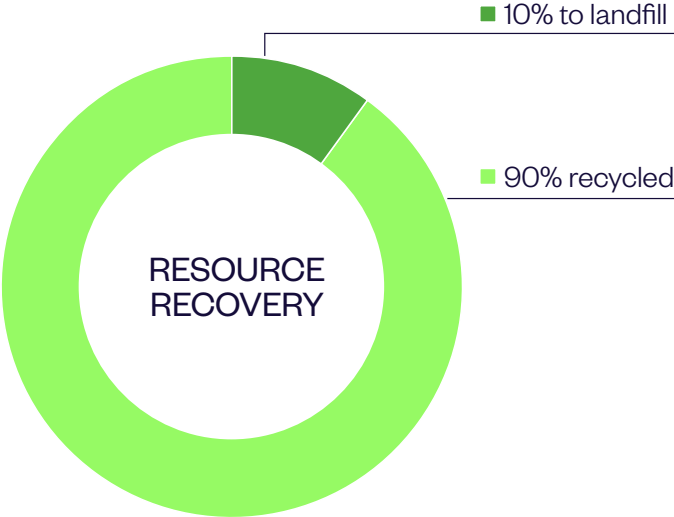




CHALLENGE

Formerly the North Island distribution centre for Foodstuffs the 13.1 hectare site property at 58–60 Roma Road included around 35,000 sqm of improvements that date back to the 1960s.

With site coverage of less than 30% and a light industrial zoning the property offered considerable redevelopment potential.



SOLUTION

With a substantial amount of concrete and building materials to be demolished and recycled the deconstruction phase was carefully managed with around 90% of the waste material being recovered and diverted from landfill. This included:

- + a large proportion of the steel framing and roofing components being recycled
- + concrete and masonry being crushed onsite and retained for use as base course in the construction projects
- + contaminated building materials including asbestos being disposed of in accordance with industry best practice.

Development of the four new warehouses was undertaken as discrete projects, with staggered completion dates between April 2023 and September 2024. Targeting a 5 Green Star Built rating the roof areas of the new buildings are utilised for rainwater harvesting and solar energy generation.

Recognising the threat of more extreme weather events as a result of climate change impacts, extensive stormwater engineering was incorporated into the estate design including an overland flow path.

An urban ngahere is also improving the biodiversity and resilience of the natural landscape, replacing the aging exotic pines that used to line the urban boundary of the property.



RESULT

The rapid growth in demand for urban logistics space brought forward Goodman's redevelopment plans for Roma Road. Demolition of the existing facilities has set a new benchmark for resource recovery with the 90% target of waste diversion being adopted for all Goodman brownfield projects.

The estate masterplan included four new logistics facilities, providing over 42,000 sqm of high-quality, green star rated warehouse and distribution space.

NZ Post was the first customer at Roma Road, committing to a long-term lease over a new 17,700 sqm parcel processing facility. The project is a continuation of a successful partnership between the two businesses, with the customer already occupying five separate facilities across the portfolio.

Lighting supplier, Signify and fashion retailer CottonOn have also committed to new premises at Roma Road, with the recently completed 3,855 sqm warehouse the last remaining space available for lease.

View from centre of Roma Road,
with the recently completed warehouse in the foreground. ➤

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“Replacing or repurposing obsolete buildings and remediating contaminated sites in strategic locations, close to consumers, is an important part of our development strategy. It improves the operational efficiency and environmental performance of our buildings, providing our customers with high-quality, resource efficient facilities that helps these businesses succeed.”

James Spence, Goodman NZ CEO