

# Erskine project gets underway

Kelly Deeks

**P**recast concrete construction specialist Homestead Construction is now working on one of its largest projects to date, with the building of the Erskine Housing Development in Island Bay, Wellington.

The Erskine Development comprises 86 townhouses in seven unique precincts on the historic site of the former Erskine College.

Homestead Construction general manager Daniel Lawry says the development's terraced houses are set on a rolling landscape around the historic French-inspired gothic chapel, which was built in the 1930's.

Project designer CoLab Architecture has retained Erskine's historical richness, delivering a distinctly modern edge with subtle Scandinavian notes seamlessly interwoven throughout.

"The property developer Ian Cassels of The Wellington Company has ensured only the best and highest quality materials were selected for each home," Daniel says.

"Our unique precast concrete construction method will guarantee these quality homes remain strong and beautiful for generations to come."

Homestead Construction started on site in March, and the contract is expected to be completed within two-and-a-half years.

Most of the precast panels for the development are being manufactured in Homestead Construction's own precast factory in Levin, giving the company greater control over timelines and ensuring the precast components are the highest quality.

Precast concrete panels are being used for the exterior and intertenancy walls. The exterior is clad with a variety of finishes including exposed concrete panel, plaster and timber Abodo cladding.

"The benefits of precast mean we're not having hold-ups with the weather and waiting for timber frames to dry out. And it's a guaranteed product for fire rating, soundproofing, and the general longevity of the buildings."



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As one of Homestead Construction's larger projects, it offers some exciting challenges for the team, and Daniel is confident in their abilities.

"We've got a good team who have expertise in precast concrete construction and are confident in doing it," he says. Homestead Construction has been building with precast concrete for more than 20 years and specialises in multi-residential construction.

Daniel says concrete buildings are superior in many ways.

"With multi-residential or light commercial con-

struction projects that may be close to or right on main roads and highways, the benefits of a superior sound barrier and a relatively low cost of maintenance, along with the energy efficient properties of concrete, allowing lower running costs as an added benefit and of course the huge safety consideration of concrete adding a firewall effect, the use of precast concrete for this type of construction project is a no-brainer."

Daniel says the Erskine Development is the type of housing concept New Zealand is embracing and the Government is supporting, and its design

around the chapel will make a nice environment for everyone who lives there.

Homestead Construction is also working on the Paetutu housing development in Petone which consists of 56 two level homes located in clusters to form a high-quality urban community. Each home is constructed with Homesteads Construction's superior precast construction method ensuring the homes are attractive, low-maintenance, lasting, safe, and affordable. Homestead Construction is working alongside project co-ordinator Egmont Dixon on both the Erskine and Paetutu project.

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The Erskine Development comprises 86 townhouses in seven unique precincts on the historic site of the former Erskine College.



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