



# Welcome Home

HQ move marks global manufacturer's 80<sup>th</sup> anniversary of moving to Parnell.

Eighty years ago this year, Nestlé opened its factory and New Zealand offices in St Georges Bay Road, Parnell. Eventually the offices outgrew the building and they moved into Parnell Road. But the march of progress meant that even these eventually became too small and 24 years ago, Nestlé moved its New Zealand headquarters further up the road into the Broadway, Newmarket.

Now, in the year of the 80<sup>th</sup> anniversary of it moving into Parnell, the global manufacturer has moved back to Parnell. The relocation has taken them to a brand new office complex in the newly created Carlaw Park Office Precinct in Nicholls Lane, just off Stanley Street.

The whole process has taken two years from first thoughts through to the actual move and has been masterminded by a special group set up by Nestlé under the management of corporate services manager Maurice Gunnell. "Our first task was to decide what we should do," said Maurice. "Our lease was expiring in the first quarter of 2009 and the building we were in needed a refurb and we had to decide whether to go ahead with that or to find somewhere new.

"Because business practices – the way we conduct our business – has changed significantly over the 24 years we were in Newmarket, we felt it more practical to move to a new location where we could introduce a different and more efficient way of working."

"We worked with Bayleys Real Estate and Gaze Commercial, who are fit-out specialists, and they helped us to establish the type of working environment and floor space we needed," he said.

"As a result of that we put an RFP out into the marketplace and we were able to evaluate our existing building and the responses we got against our building criteria. We looked at a dozen sites and got it down to a shortlist of three plus our existing building.

"Carlaw Park was chosen as the best on a lot of factors. It was new, had a bigger floor plate and the location was at the

junction of all the motorways.

"It's also a short walk to public transport – ferry, rail and buses run past the door which was extremely important given Auckland's transport planning for the future."

It was also important for Nestlé in these "green" times that the building was environmentally friendly. The new building has a four star environmental rating which was important in meeting our environment policies."

"The amount of floor space we have ended up taking is less than what we have been using, but because we have been able to lay it out more efficiently, we are able to save on floor space yet create a more spacious feeling for staff."

About 130 staff were involved in the move at the end of last month with the first day of business in the new building being 2 March.

And when Nestlé moved, it has changed its way of working from people being housed in individual offices into an open plan environment – reflecting the way many businesses operate today and supporting the team environment culture.

"We have been consulting our staff here for a while and as we work in teams, we felt an open plan environment would be a more efficient use of space and a more conducive way for us to conduct our business," Maurice continued.

"Coupling that with good environmental, safety and work-life practices, this led to the decision to move to open plan.

"We are doing certain things for people who used to have offices to give them more mobility. For example, they have cordless phones in their work stations so they are free to roam, or move to a meeting room to take confidential calls without interrupting the call."

He said as a result, additional meeting rooms and space was set around the open plan office area. They have also centralised two key parts of the housekeeping services where there are rubbish stations instead of individual rubbish bins and centralised printing services.

"The rubbish stations save the cleaners time and will

# Nestlé

save 25,000 to 30,000 plastic rubbish bags a year. By utilising modern technology we will also reduce the number of printers in the place by 50% and staff will be issued with swipe cards to use at the printer for their own printing. This will reduce consumables including paper.”

The building also has a number of environmental features including a passive solar design and state-of-the art air conditioning. There is also energy-efficient lighting, which will reduce lighting on the perimeter of the office on bright days. There is water-efficient plumbing.

“It is really important for us as a leading food nutrition and wellness company. It is at the heart of everything we do including new product development and creating recipes for consumers using all our products.”

Nestle also engaged the services of PEP (Personnel Efficiency Programme) in order to get staff “move ready”.

“We wanted staff to sort out their work areas so there would be much less paper and other things to move when the time came. They went through a programme of getting rid of excess paper and a considerable number of bins were filled during that time.”

“We expect to get some productivity gains with people working better together in cross-functional teams and to make some savings in consumables.”

As far as the Carlaw Park location is concerned, Mauricel said there were a number of facilities which made it so attractive including the Quest Hotel, coffee shops, coffee-to-go, a sushi bar, a convenience store, a service station with a Subway and Parnell shops up the road, making it a very pleasant working location.

A new Lollipop Educare Children’s Centre on site where staff can leave under school age children while they are at work is an added bonus said Maurice. For work life balance there is a flight of steps up to Auckland Domain and the nearby Auckland Tennis Centre is being redeveloped to provide gym facilities.

By John Winters



Itzik Saig, Country Manager and CEO of Nestlé New Zealand

## Are you moving? Renovating? Downsizing your office space?

Pour a cup of Nescafe, walk into your new office space, quickly put all your files into their correct place, arrange your work surface, begin the day’s work, take a sip of coffee ahh, still hot. Reality? Absolutely! When you proactively plan the move of the individual office, the coffee will still be hot when you finish the unpacking process minutes, not days later

We can help people and teams:

- Save on space required
- Save on removal costs
- Create a happy motivated team in the new environment
- Purge existing paper/files before a move
- Only take what they need to
- Improve productivity during the process

Do you want a return on your investment?

Then call us at PEPworldwide on 09 529 1740!

[www.pepworldwide.co.nz](http://www.pepworldwide.co.nz)



Changing forever the way people work