



LAKE TERRACE

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Prepared for

TAUPŌ DISTRICT COUNCIL

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Disclaimer

While Warren and Mahoney has endeavored to summarize the Concept Design process in this document and appendices, the report format cannot represent the broad range and depth of information captured during the Concept Design Process. Approval of the specific issues contained in this report does not discharge the obligation of the client team to review the drawings and specifications in their entirety.

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INTRODUCTION

The current Council offices are satellite in nature and there does not exist a central building to consolidate these workspaces. Combining all services under one roof offers a valuable opportunity to revitalise the organisation, its relationship with the community and the workplace.

Warren & Mahoney have been engaged by Taupō District Council to assist with the process of designing and delivering a brand new, modern Council Administration Building to 72 Lake Terrace.

The Architecture

The building's identity is shaped by its lakefront address, drawing the presence of Lake Taupō throughout the building so it becomes a part of the daily working environment. The architecture celebrates and preserves the connection between Lake Taupō and the people through soft, humane materials and a regionally inspired palette.

The People

Fundamental to the design of this scheme is the people - the people who run the organisation and the customers. The success of the organisation depends on the health and happiness of the employees and the positive way they are able to serve the community.



A valuable opportunity to revitalise the organisation, its relationship with the community and the workplace.



Building Design Objectives:

- Health & Safety paramount
- Integrated sustainability and environmentally sensitive design
- Taupō District Council identity and re-branding - Pride of Place – location, community, culture and workplace
- Council Chambers – address layout, technology, acoustics, lighting, climate control, guest arrival journey, view “presentation”, gathering space and catering
- Integrate passive climate control systems (natural ventilation, shading, daylighting)
- Create a transparent and democratic civic environment
- Host ceremonial and civic gatherings in a setting to be proud of

The Customer Service Centre and Community Interface

- Customer self-service
- Community “lounge” / meeting place with café-like atmosphere, self-service web access, exhibits, gallery space, accessible toilets
- Clearly discernible and welcoming entry with easy accessibility and close proximity to parking and drop-off
- Community access to designated meeting rooms, waiting/gathering space
- Consideration of cultural stakeholders – local iwi

Workplace Design

- Next generation workplace functionality and comfort
- Integrated technology - future proofed and flexible
- Adaptive open plan offering spaces with a range of acoustic privacy settings for individual and collaborative work
- Facilitate easy interaction and communication – scheduled, casual, opportune, coincidental
- Equitable workplace experience and employee stakeholding – everyone can enjoy the view
- Energy efficient and responsive climate control and lighting
- Modern staff facilities – kitchen, changing rooms with lockers and showers, breakout spaces

GUIDING PRINCIPLES

The design process is founded on a clear analysis of the project opportunities and the potential for exceptional enduring architecture.

The following statements are intended to provide architectural guidelines that can inspire both a sound functional solution and connect the brief to an architectural expression.

IDENTITY

The project must address and build on Taupō District Council's identity.

This needs to be a holistic approach, expressing the way the organisation operates and engages with the local community.

The Taupō District Council is a multi functional, efficient, democratic, modern and approachable organisation that is in tune with the community.

CONNECTEDNESS

The project should act as a catalyst in enhancing a feeling of belonging to, and having an affinity with the wider Taupō community and its local government.

It should act as a dynamic 'meeting place' where conversation, and collaboration can develop in a relaxed and informal setting.

CUSTOMER EXPERIENCE

The project should create an environment that successfully responds to current and future business needs, staff methodologies and customer requirements.

Easily accessible, flexible, and modern facilities served by staff that are proud of the organisation they work for.

ASSET REPOSITIONING

Renew and revitalise the building and surroundings to show the organisation's relevance now and in the future.

AUTHENTICITY

The building should frame the Council's spirit and character, thus providing an honest and transparent entity for the community to engage with.

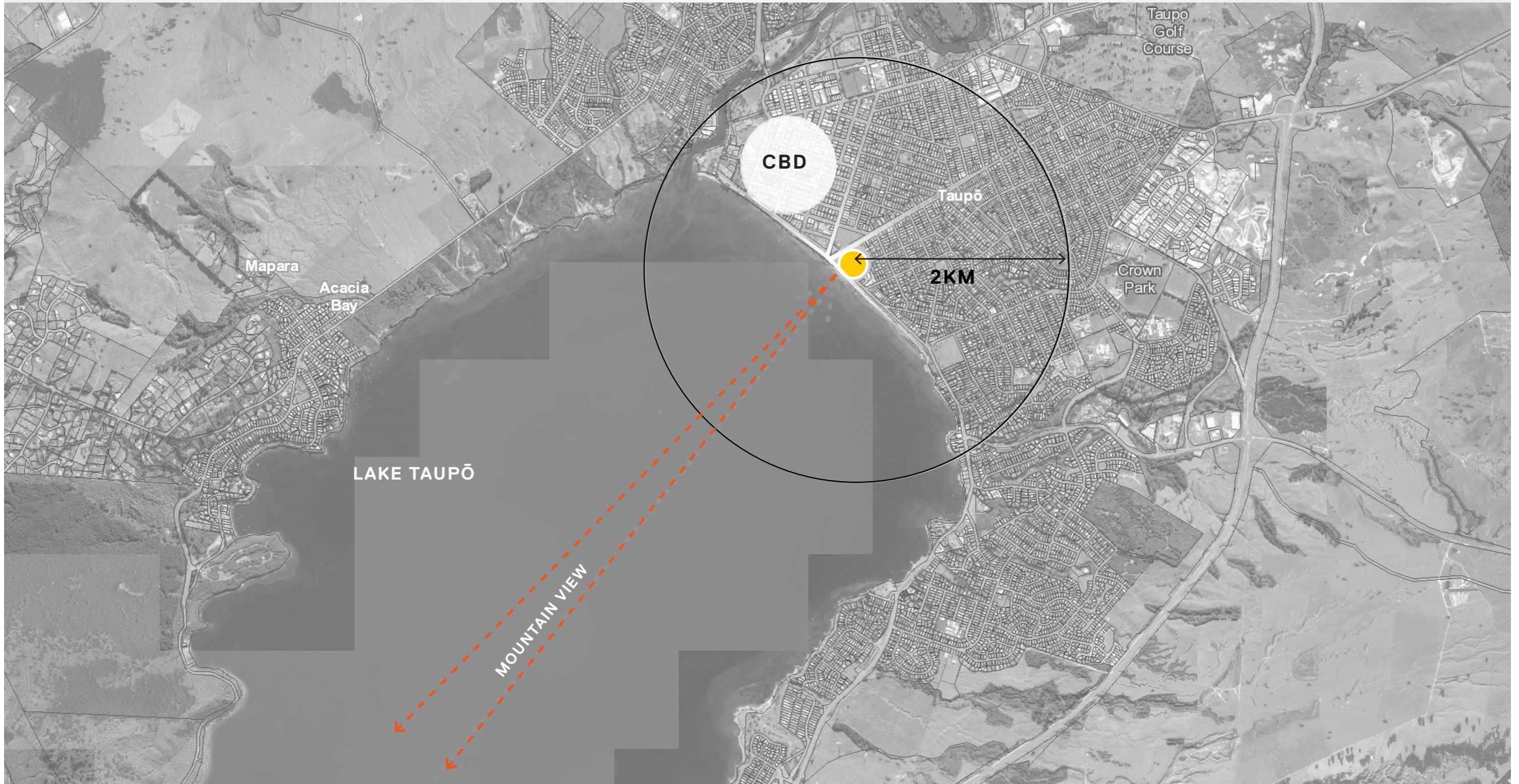
A reliable and responsive organisation providing a high level of amenity for the community.

An aerial photograph of a large body of water, possibly a reservoir or lake, with a forested shoreline in the background. A large, white, stylized letter 'A' is superimposed in the center of the image. The water shows some ripples and a small boat is visible in the distance. The overall tone is monochromatic, with the 'A' being the only bright white element.

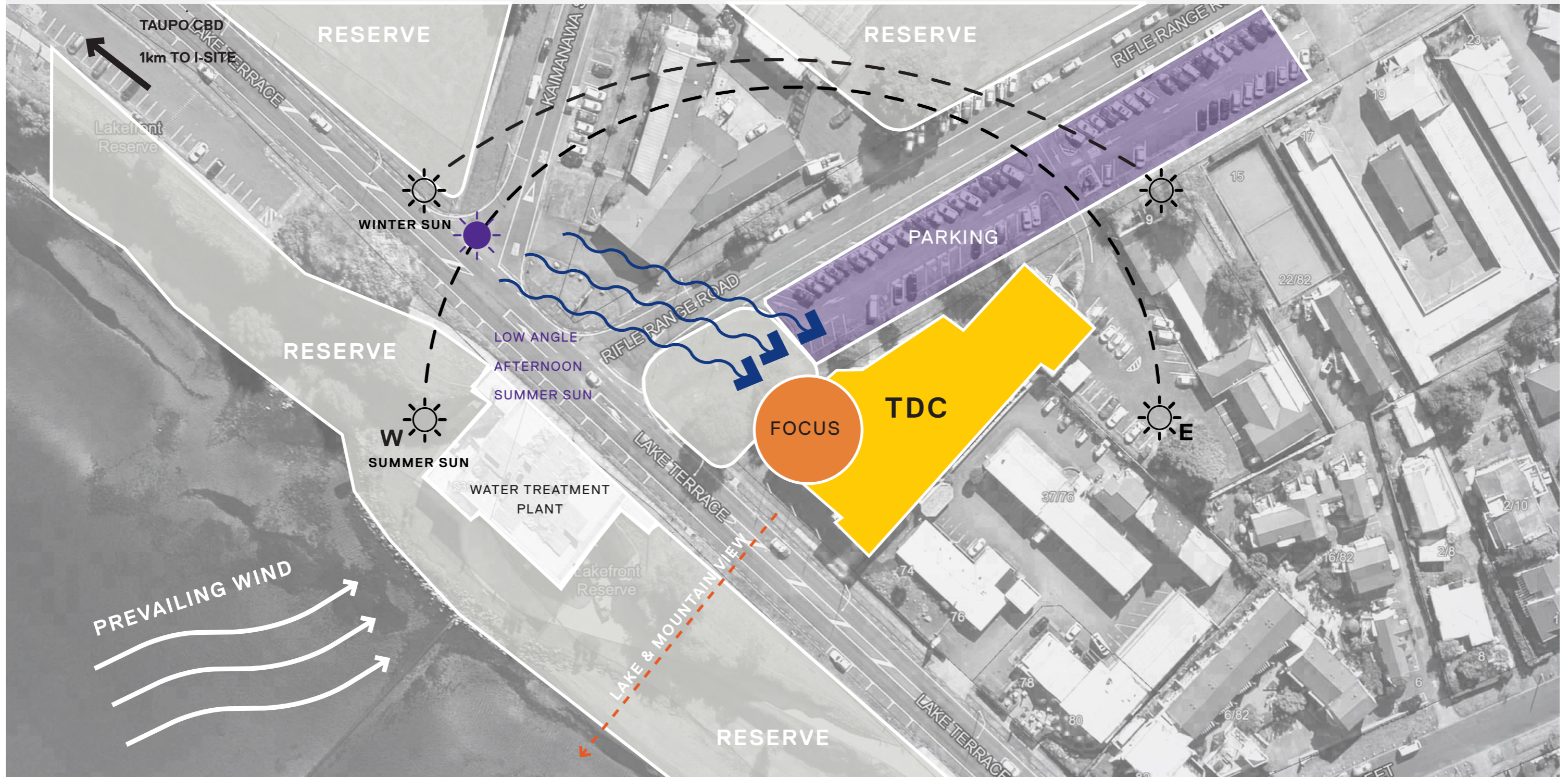
A

SITE

EXISTING SITE



SITE FACTORS



SITE RESPONSE

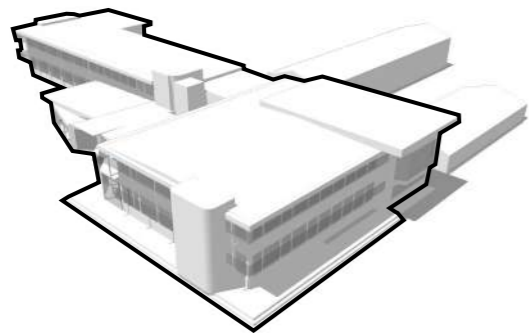
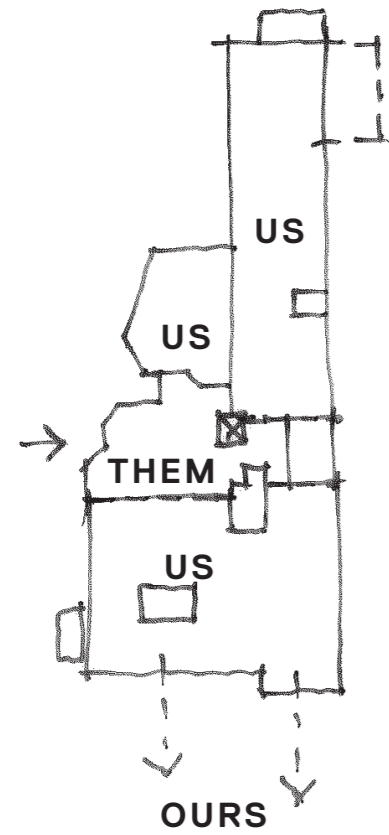


An aerial, black and white photograph of a large body of water, likely a lake or reservoir. The water is dark and shows some ripples. In the background, there are rolling hills or mountains covered in trees. A small white sailboat is visible on the left side of the lake. The overall scene is serene and natural.

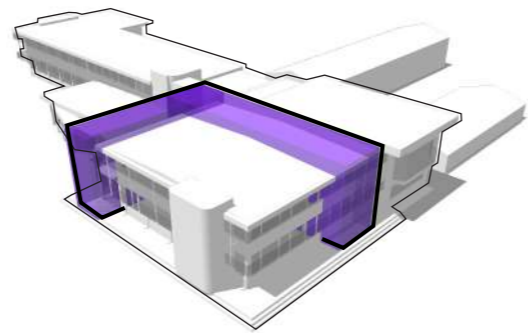
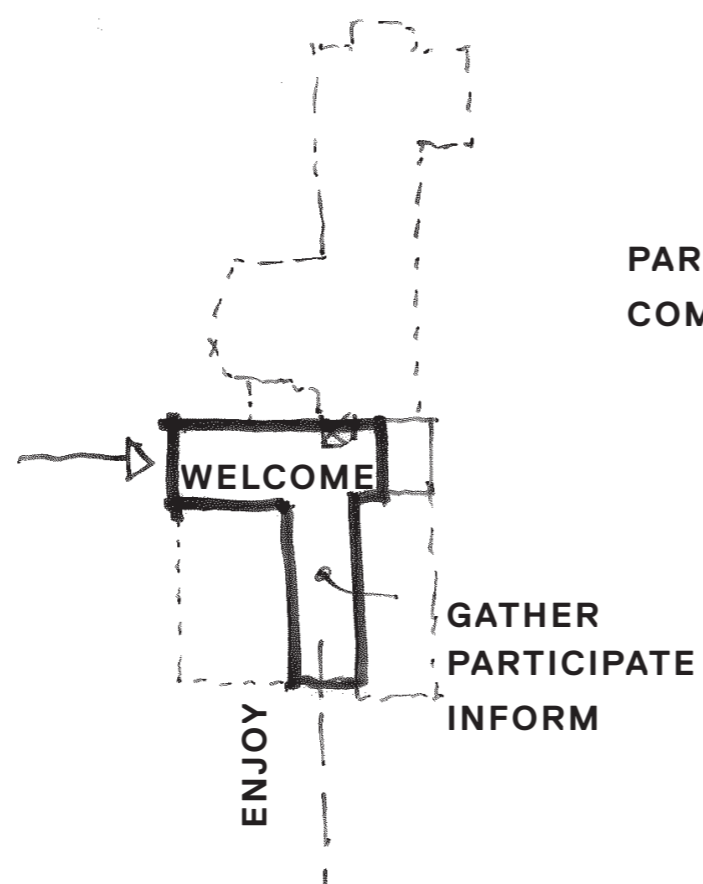
B

STRATEGY

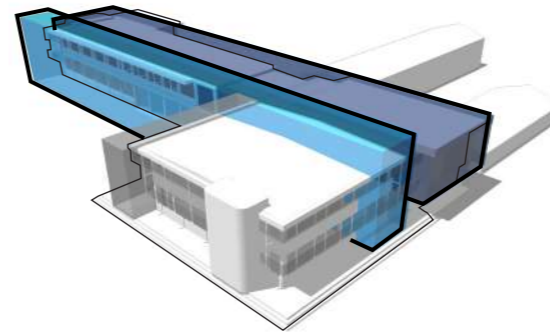
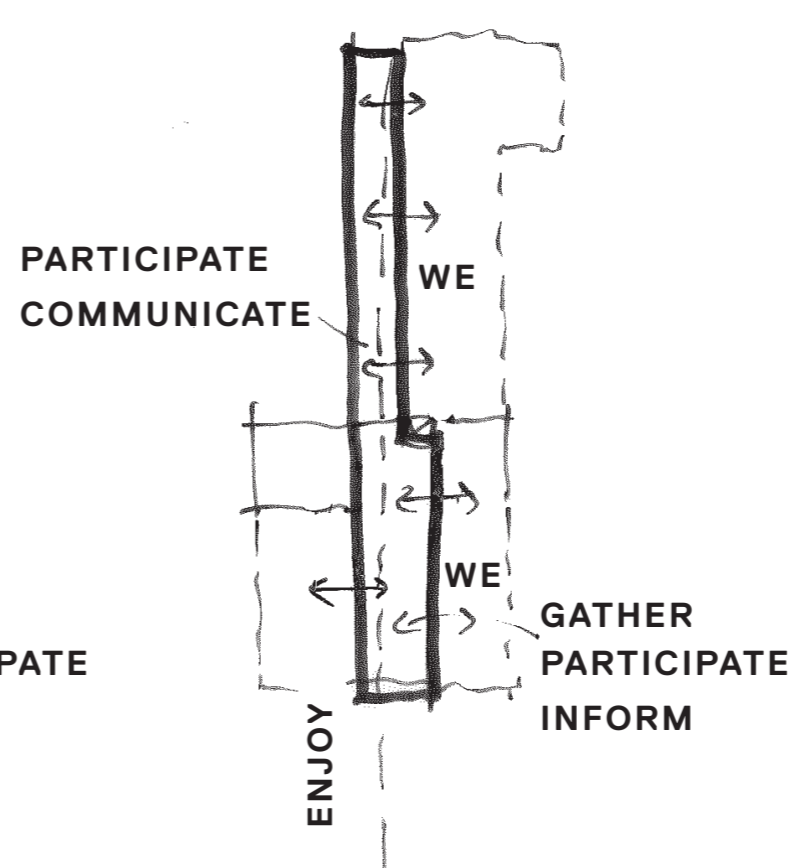
SPATIAL CONFIGURATION



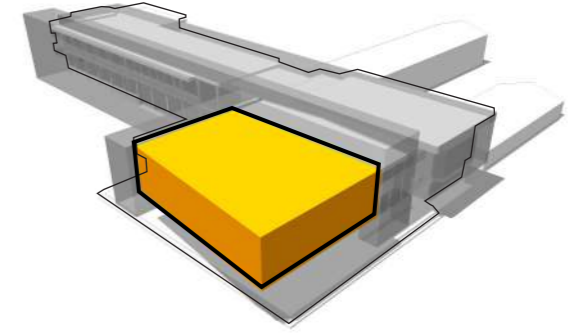
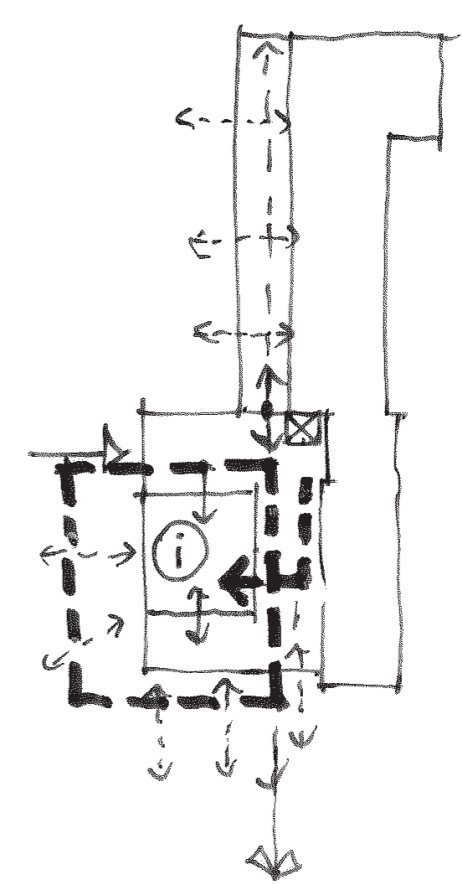
CURRENT



PUBLIC



WORKPLACE



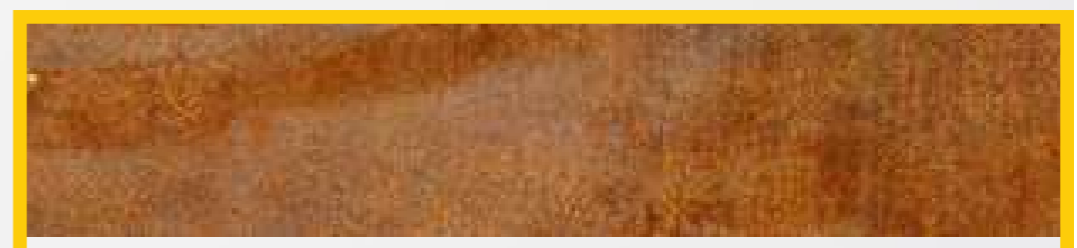
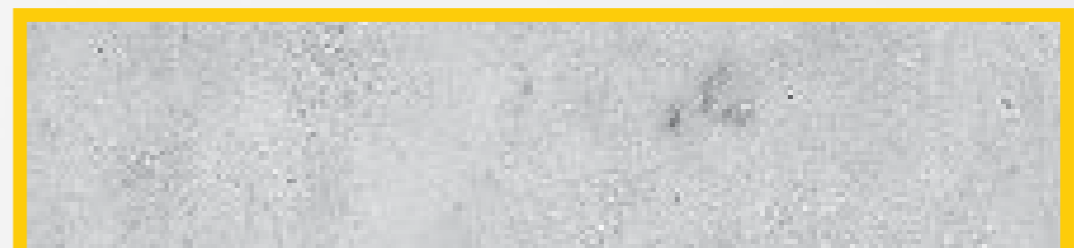
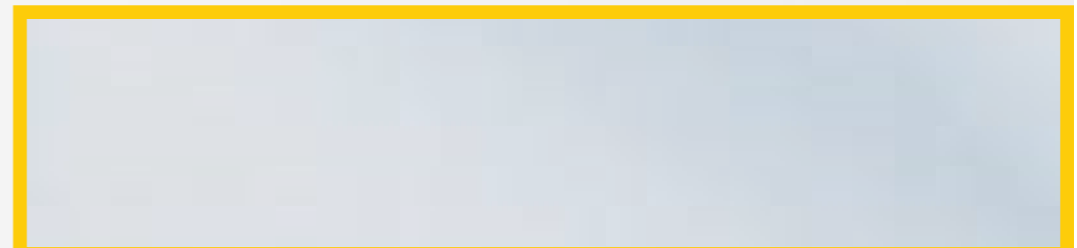
DIALOGUE

An aerial, black and white photograph of a large body of water, likely a lake or reservoir. The water's surface is marked with a grid of small, dark, rectangular objects, possibly solar panels or a similar installation. In the background, there are rolling hills and a line of trees. A small sailboat is visible on the left side of the water. A large, white, stylized letter 'C' is superimposed over the center of the image.

C

DESIGN

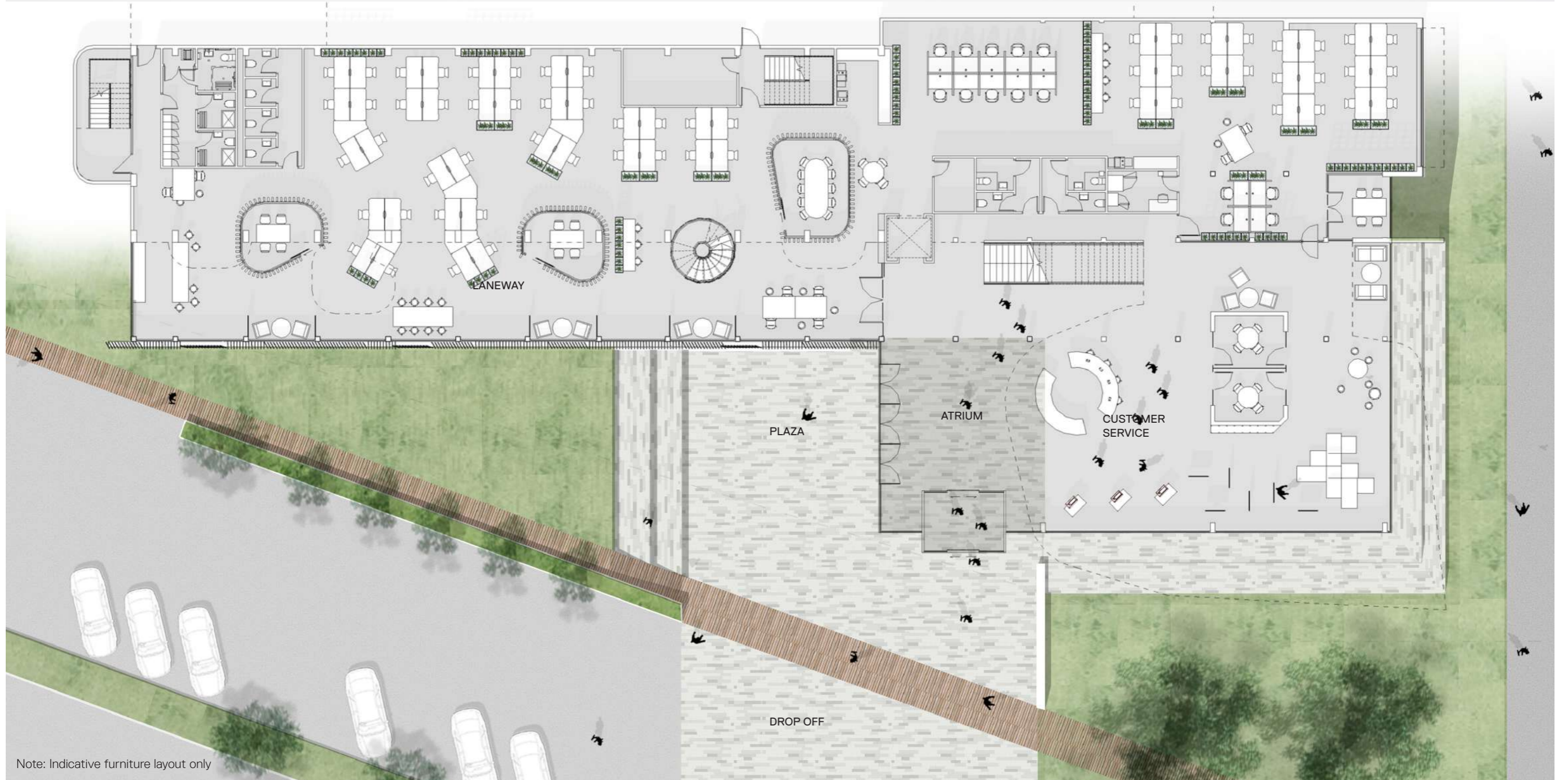
MATERIAL PALETTE INSPIRATION



BUILDING ENVELOPE PRECEDENTS





LANDSCAPING

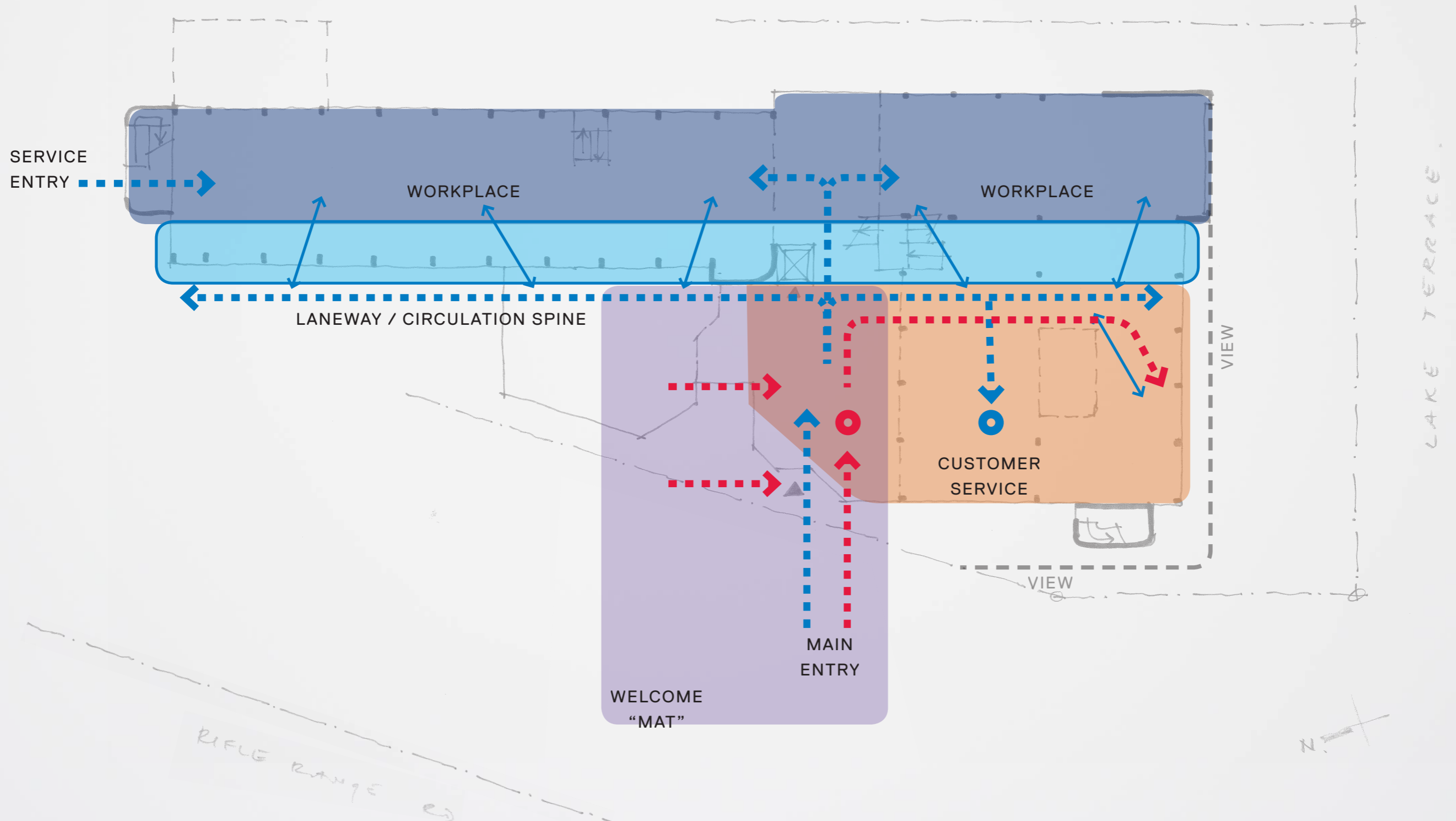


Note: Indicative furniture layout only

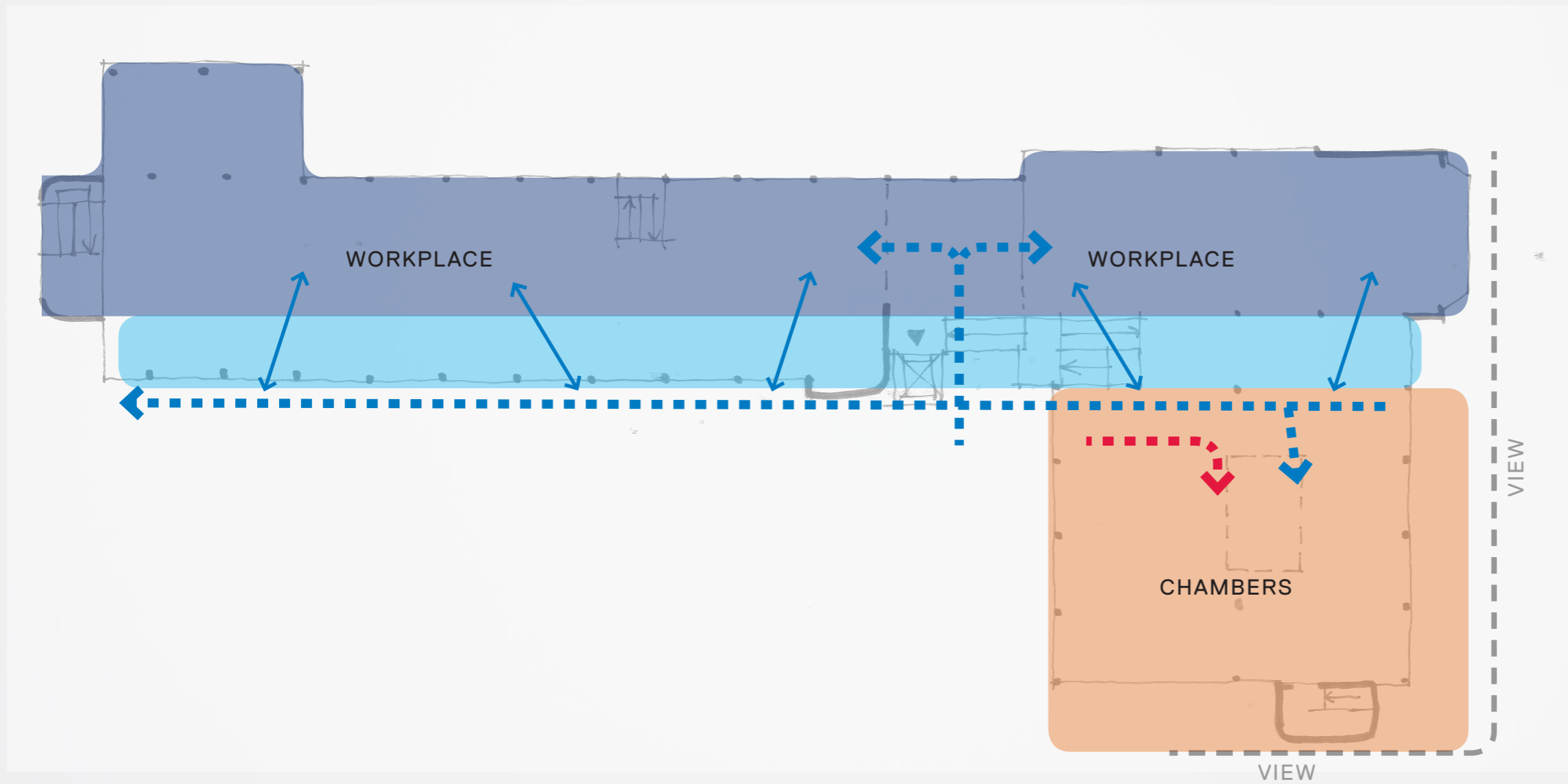
GROUND FLOOR

KEY

-  CUSTOMER
-  STAFF



FIRST FLOOR



METRICS

Council Administration Building	PROPOSED
140 (125+15) workpoints	1,400
Reception / Waiting	80
Servicing / Administration	220
Meeting + Shared Community Rooms	150
Council chambers	300
Common Social Hub	150
Civil Defence	120
Core / WC Amenities	100
Total	2520 m²







An aerial, black and white photograph of a large body of water, likely a lake or reservoir. The water is dark and shows some ripples. In the background, there are rolling hills covered in trees. A small white sailboat is visible on the left side of the lake. A large, bold, white letter 'D' is superimposed over the center of the image.

D

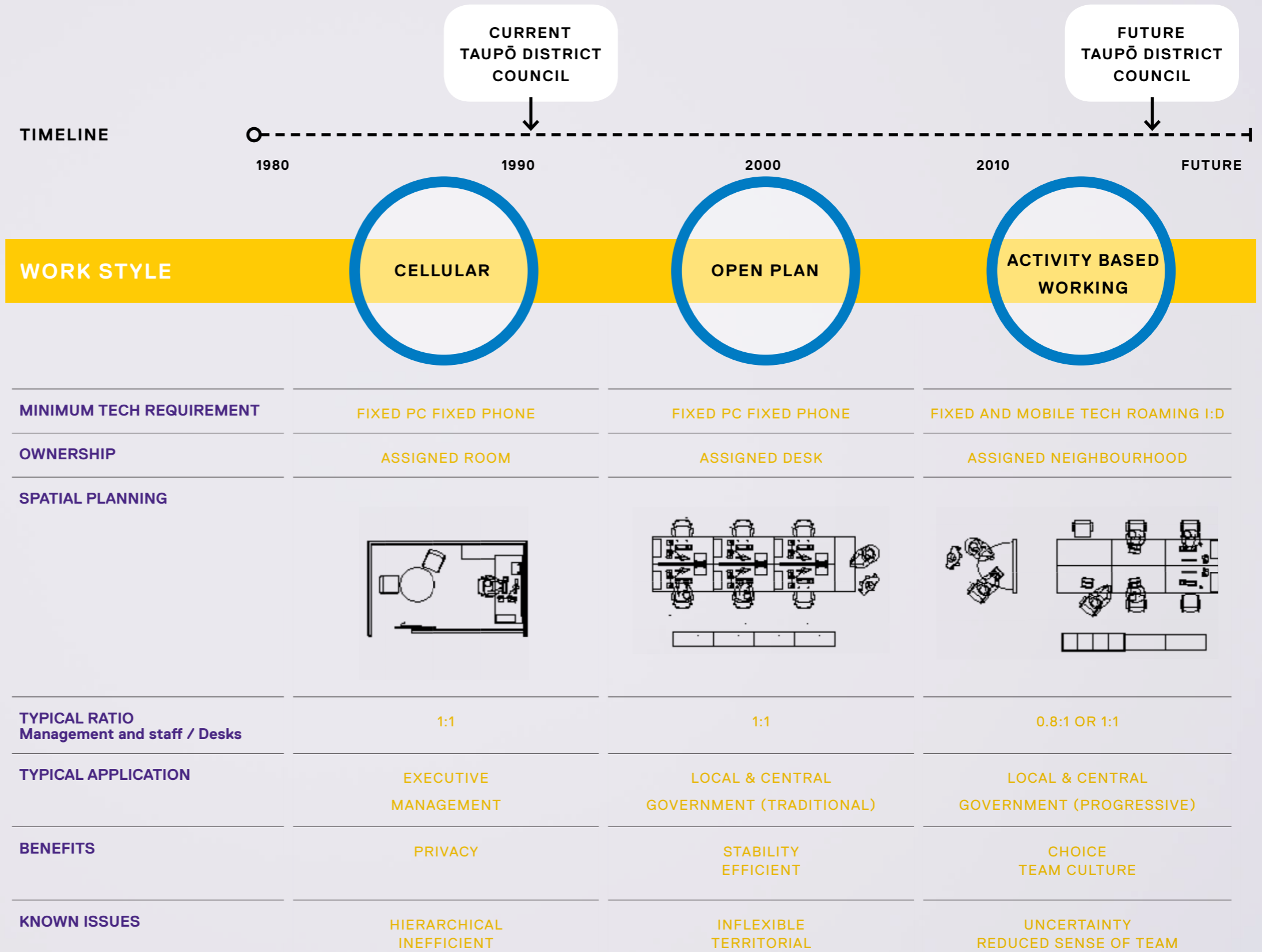
WORKPLACE

ACTIVITY BASED WORKING BENEFITS

PROVEN BENEFITS AND STATISTICS

- 28-33% enterprise organisations have adopted activity based working with another 33% looking to apply it in future (particularly for distributed organisations)
- 16% productivity increase (extra 6.4 hours of work per week)
- 25% found ROI in less than 12 months, and 66% see payback in 2 years
- 55% agree management and staff have better knowledge of customer requirements and their knowledge networks expand in an activity based environment
- 10-30% reduction in floor space
- Reduced energy bill (less space) but higher cleaning bill (more sharing, typically 2-3 daily cleans)
- Discourages sedentary behaviour
- Management and staff must be able to clearly define their inputs, outputs and set goals

Source: Telsyte Australian Digital Workplace Study 2015. m=121 (activity based working organisations)



WORK STYLES

SETTINGS FOR ACTIVITY BASED WORKING

Different types of work can be supported by a variety of settings being furniture or built spaces. This enables no one point to be owned by a user and enables a user to work in a more activity based manner. Supported by technology the workplace becomes a landscape of settings supplementary to workstations and encourages movement and interactions away from the traditional workstation setting.

As a result of alternative settings additional floor space is required in and around the typical work space. Often this means that the metre square per person footprint is reduced to accommodate the alternate work environments. The images below highlight some typical settings designed to enable collaboration, group interactions, focus spaces and individual work booths.

In addition to this Taupō District Council has some specific zones that have unique characteristics such as the executive management team.



CUSTOMER SERVICE



QUIET ROOM



WORK WALLS



PRIVATE BOOTH



FREE DESK



KITCHEN TABLE



BAR LEANER



OPEN MEETING



CHAMBERS



LOUNGE



WORKSTATION



HIGH BACK LOUNGE