



TŪWHARETOA STREET

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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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CONTENTS

INTRODUCTION	4
GUIDING PRINCIPLES	5
EXISTING SITE	7
SITE FACTORS	8
SITE RESPONSE	9
DESIGN PRINCIPLES	11
MASSING MATRIX	12
SPATIAL CONFIGURATION	13
BUILDING CONCEPT	15
MATERIAL PALETTE INSPIRATION	16
BUILDING ENVELOPE PRECEDENTS	17
LANDSCAPING	18
GROUND FLOOR	19
FIRST FLOOR	20
SECOND FLOOR	21
METRICS	22
PERSPECTIVE 1	23
PERSPECTIVE 2	24
PERSPECTIVE 3	25
ACTIVITY BASED WORKING BENEFITS	27
WORK STYLES	88

INTRODUCTION

The current council offices are satellite in nature and there does not exist a central building to consolidate these workspaces. The Taupō District Council has engaged Warren and Mahoney Architects to explore a scheme that seeks to consolidate these workplaces in a new building located on Tūwharetoa Street within the township.

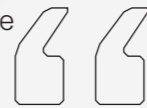
Situated on a north facing existing carpark within close proximity to the Landing Reserve, museum, library, Great Lake Centre, and the domain parks, this building has the potential of being a defining symbol that represents the people who make up the district of Taupō.

The Architecture

The architecture draws inspiration from the region's distinct mountainous physicality and Taupō's rich culture, celebrating and preserving a connection with Mount Tongariro, and the people of Taupō, their guardians, 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 new building located within the heart of the business district... being a defining symbol that represents the people who make up the district of Taupō.



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
- Eventual reintegration of Civil Defence into main building – workplace community

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

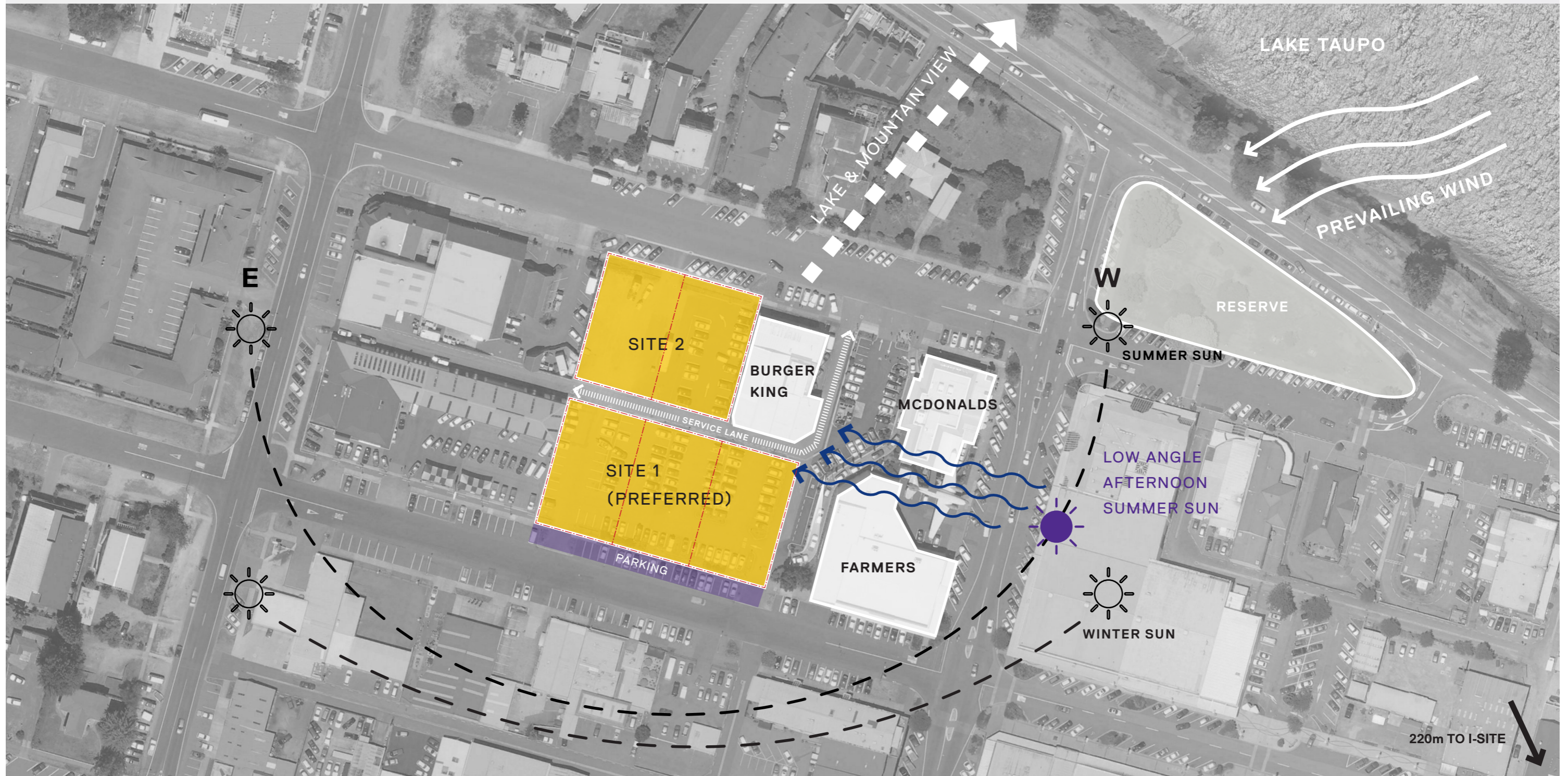
SITE

EXISTING SITE



SITE FACTORS

SCALE
NTS



SITE RESPONSE

SCALE
NTS

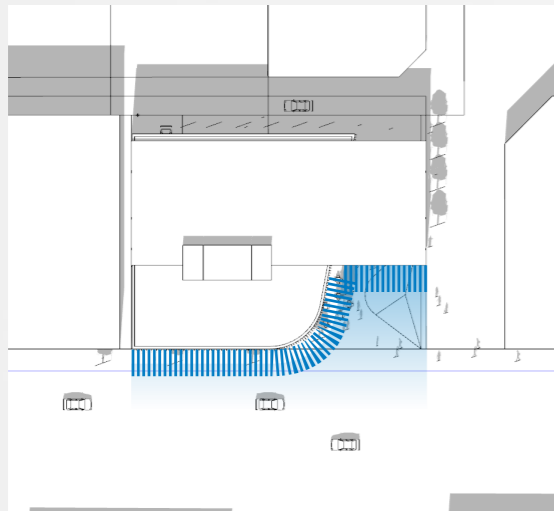


An aerial photograph of a large body of water, possibly a reservoir or lake, with a forested shoreline in the background. A large, white, bold letter 'B' is superimposed over the center of the image. The water shows some ripples and a small boat is visible in the distance. The overall tone is monochromatic,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

B

STRATEGY

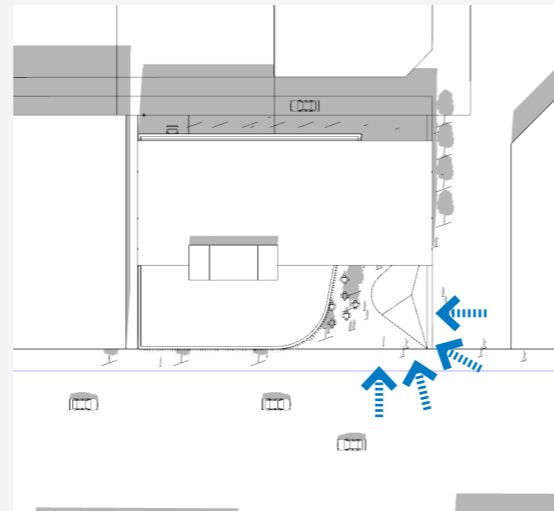
DESIGN PRINCIPLES



ACTIVE STREET FRONTAGE

Highly glazed, active, transparent street edges provides maximum visibility and permeability for retail and food and beverage on the street level, inviting the public to interact with the shopfronts and blurring the distinctions for a traditional Council Administration building.

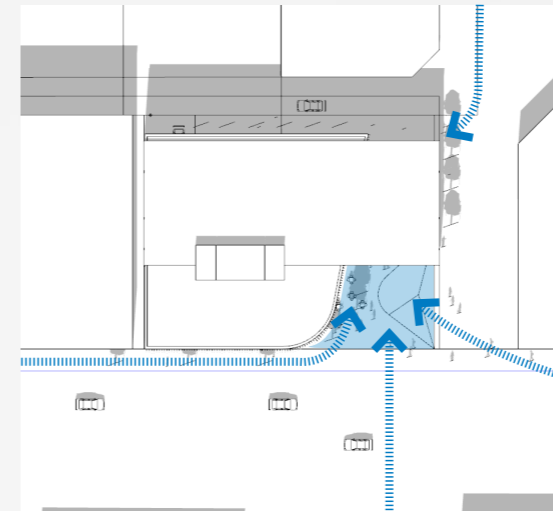
1



CORNER VISIBILITY

A side service lane creates an opportunity to articulate a visually prominent corner site for the development. This gesture strengthens the Tūwharetoa St streetscape and activates the laneway, which has a directional alignment towards the Lake.

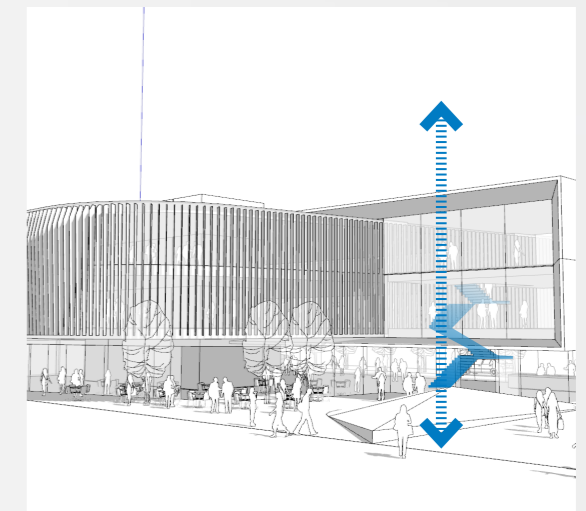
2



STRONG STREET ADDRESS

The corner of Tūwharetoa street and a new proposed laneway can provide a clear and legible address for the Council Administration Building. By considering this 'front door' as a generous and open space, the building's connection with the township allows for a clear signal of welcome and openness that can be conveyed to the urban audience.

3

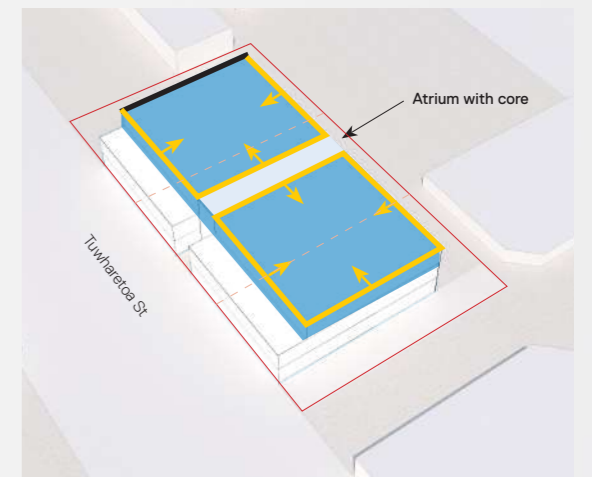
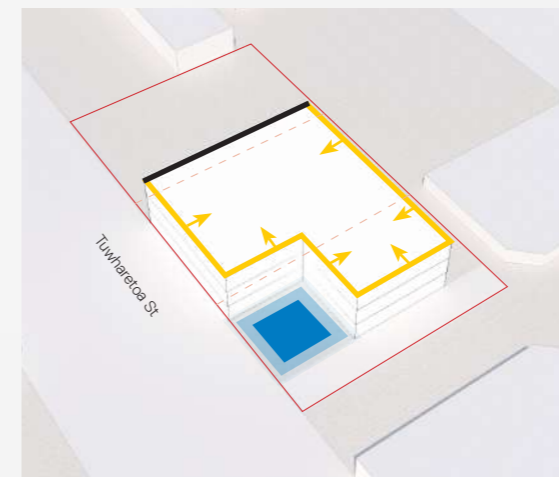
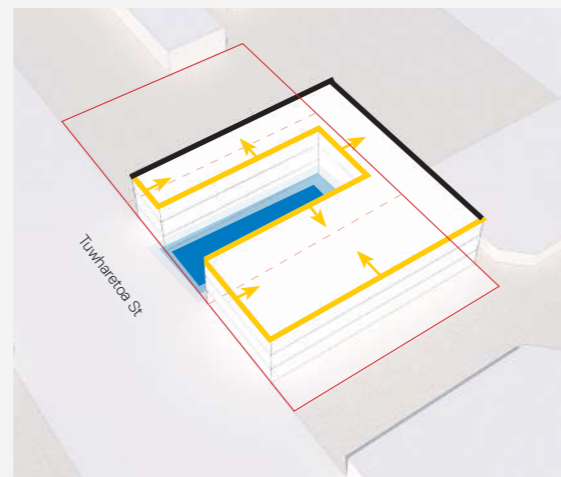
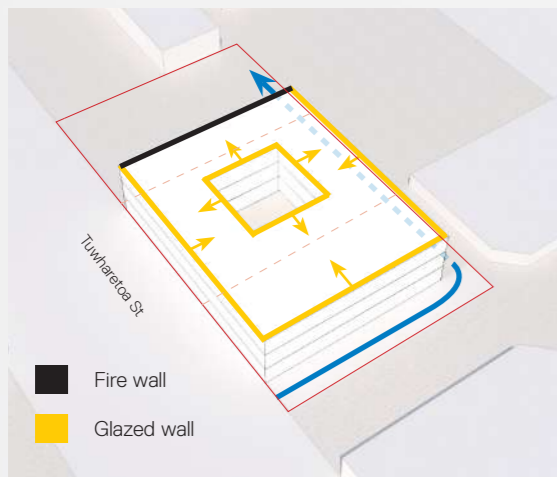
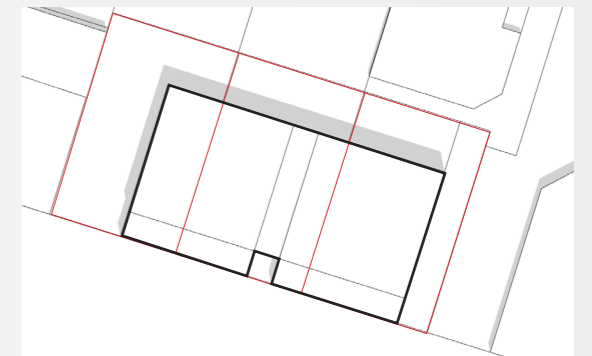
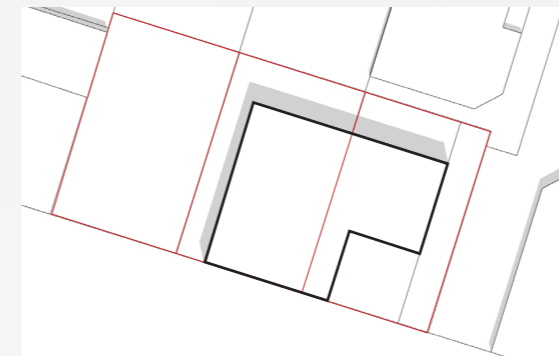
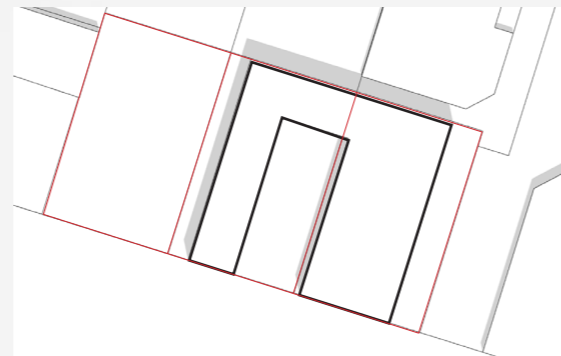
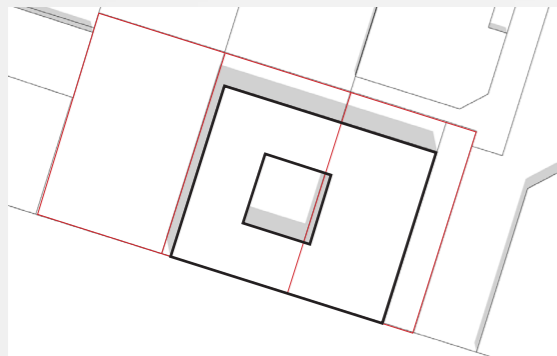


VERTICAL CONNECTION

It is vital that both upper and lower spaces of the Council Administration Building are strongly and frequently interconnected through highly visible stairs and generous voids. This allows for a visual connection from the exterior of the building, extending the vibrancy of the internal spaces towards the outside.

4

MASSING MATRIX



MAXIMISING STREET FRONTAGE

Large central atrium for natural lighting due to large floor plate area, placing the core to the side.

Equal frontage across street and laneway, providing maximum retail presence on main street and multiple entries into the building

1

U-SHAPE

Strong primal street entrance directly connected to atrium/core

No setback from rear boundary/service lane

Setback from western boundary/laneway

2

L-SHAPE

No atrium needed for lighting requirements, maximising workplace area efficiency.

Highly visible central core leading directly from entrance with access from the service lane at the building's rear edge

Opportunity for a corner entry with an outdoor corner plaza on the northern side.

3

PREFERRED

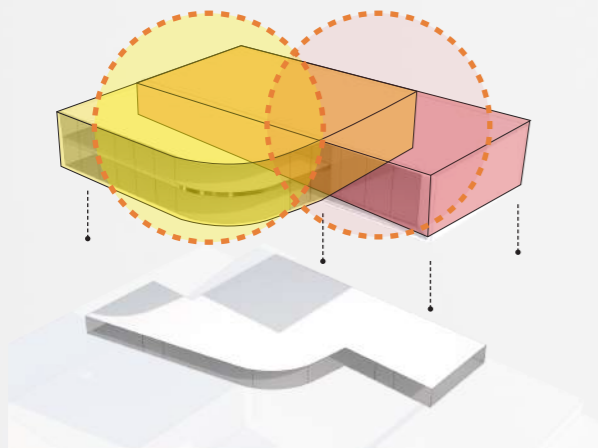
SHARED TENANCY

Council Administration Building to ground and level one floors. Highlighted blue floor for separate tenancy

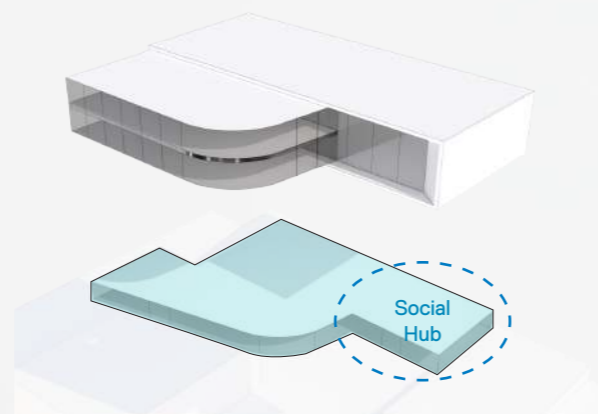
Third storey setback from Tūwharetoa Street to strengthen Council Administration Building presence on the main road

4

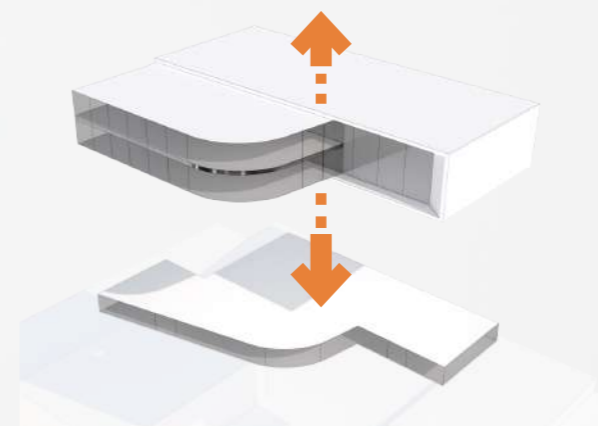
SPATIAL CONFIGURATION



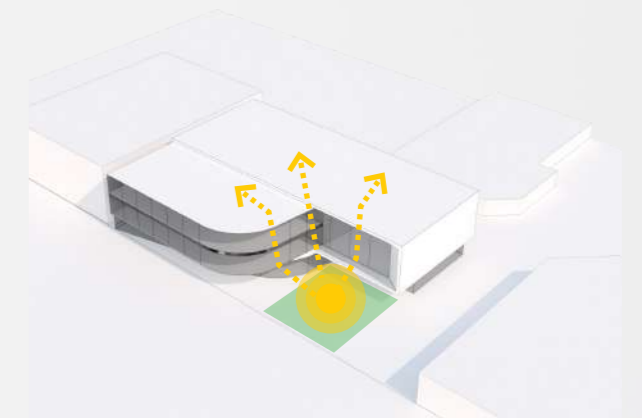
Efficient floorplate area to maximise workplace design.
Central 'cohesion space' for central amenity and connectivity



The ground floor is highly active with the inclusion of the Council Administration Building entrance and services, food and beverage offering and potentially community social areas.



Central core to interconnect vertically all levels.
Potential for social interaction and connectivity through the core and its activity



A central plaza activates the north-western corner of the site as the main entry into the building. This entrance is highly permeable with visibility that leads into and up the building, exposing work spaces and inviting the community into the world of their city council. This visibility also encourages employees to interact and enjoy the quality of social spaces throughout the building.

This plaza will have outdoor food and beverage seating for the cafe/retail zone at ground floor.

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 in the center of the image.

C

DESIGN

BUILDING CONCEPT

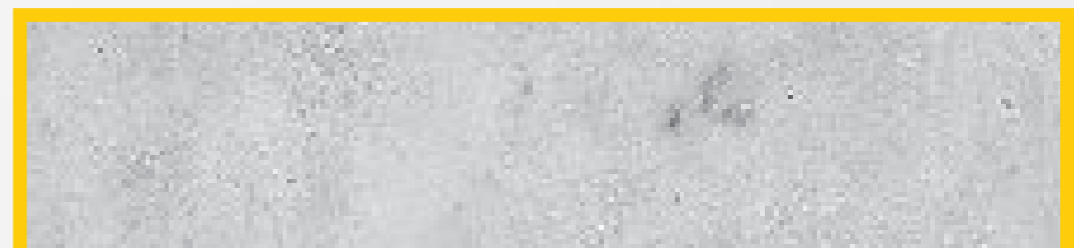
Connection to Lake Taupō

Celebrating and preserving a connection with Mount Tongariro

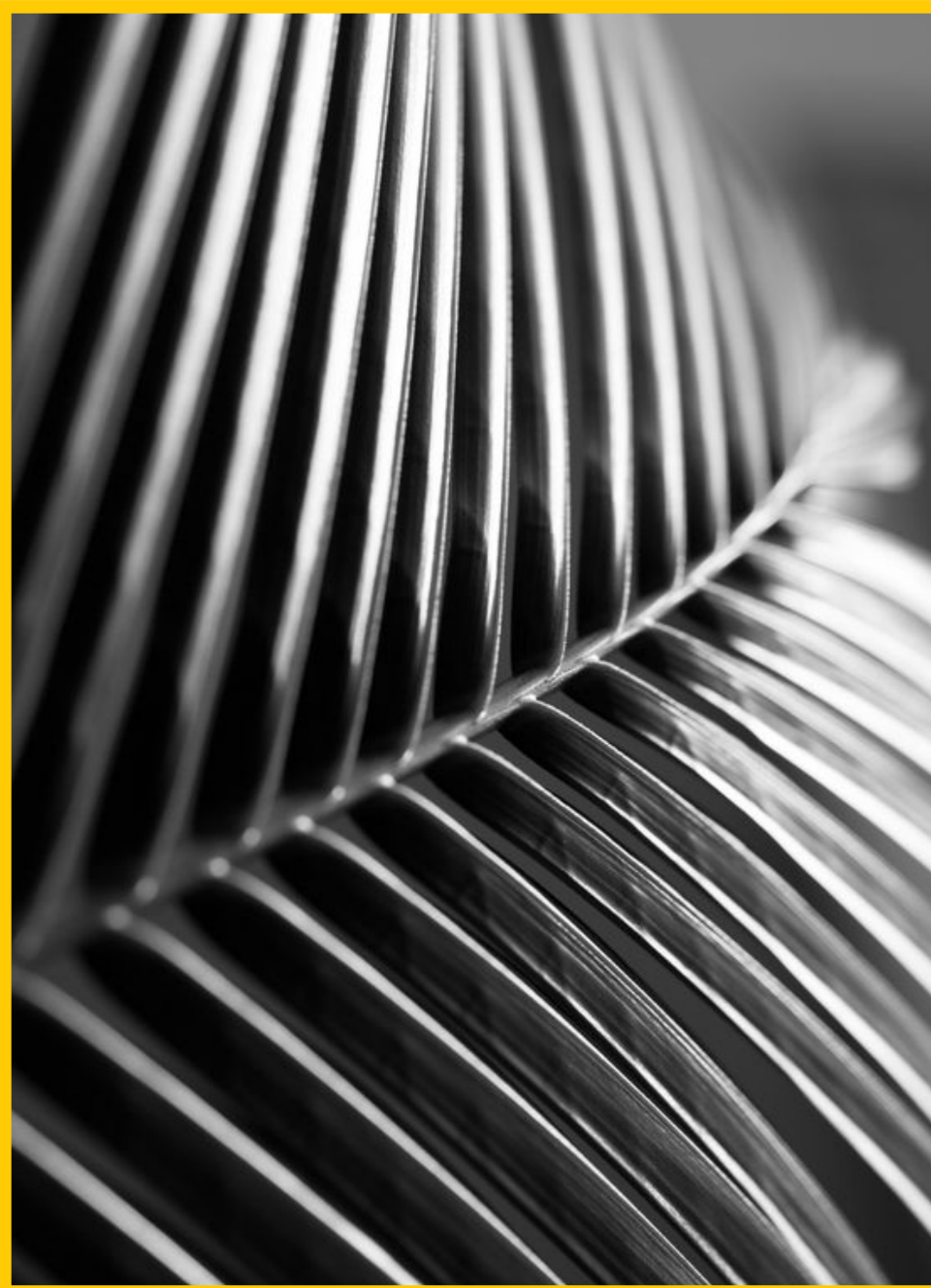
Tūwharetoa St








MATERIAL PALETTE INSPIRATION

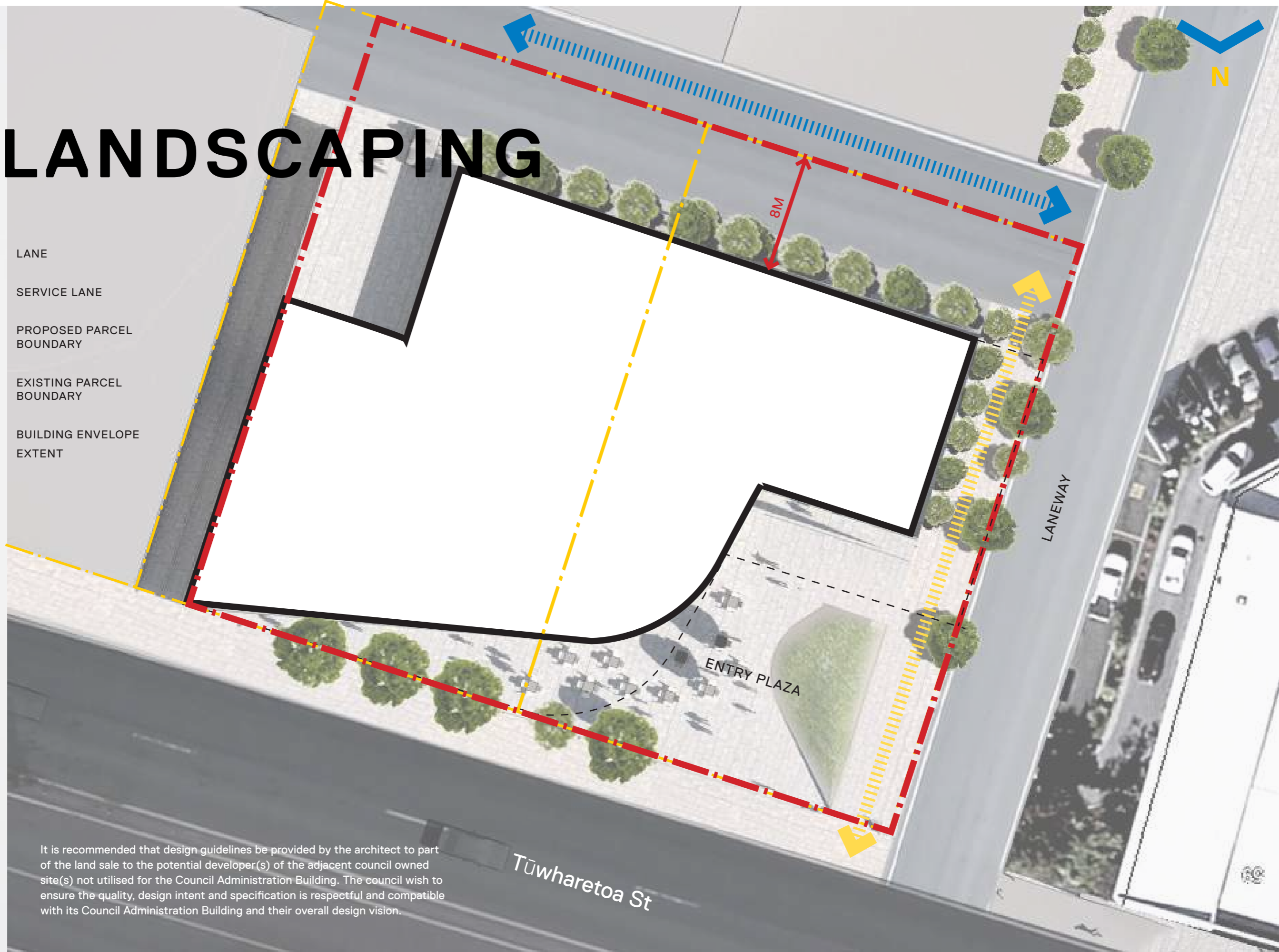


BUILDING ENVELOPE PRECEDENTS



LANDSCAPING

-  LANE
-  SERVICE LANE
-  PROPOSED PARCEL BOUNDARY
-  EXISTING PARCEL BOUNDARY
-  BUILDING ENVELOPE EXTENT



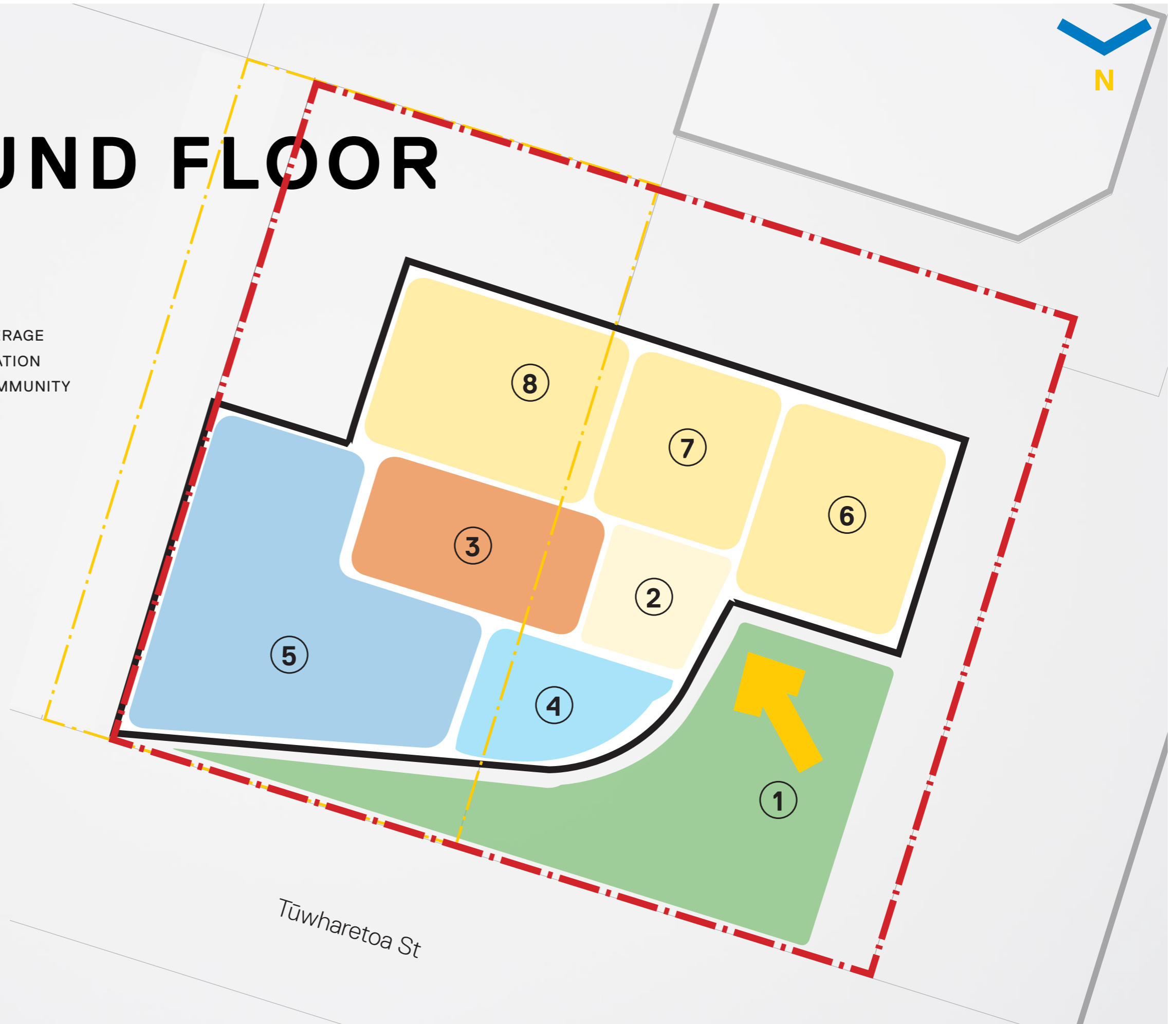
It is recommended that design guidelines be provided by the architect to part of the land sale to the potential developer(s) of the adjacent council owned site(s) not utilised for the Council Administration Building. The council wish to ensure the quality, design intent and specification is respectful and compatible with its Council Administration Building and their overall design vision.

GROUND FLOOR

1. ENTRY PLAZA
2. RECEPTION
3. CORE/WC AMENITIES
4. CAFE
5. RETAIL/FOOD AND BEVERAGE
6. SERVICING/ADMINISTRATION
7. MEETING + SHARED COMMUNITY ROOMS
8. WORKPLACE

TOTAL GFA: 920M2

← MAIN ENTRANCE



FIRST FLOOR

- 1. WORKPLACES
- 2. STAFF BREAKOUT SPACE
- 3. CORE/WC AMENITIES
- 4. MEETING ROOMS

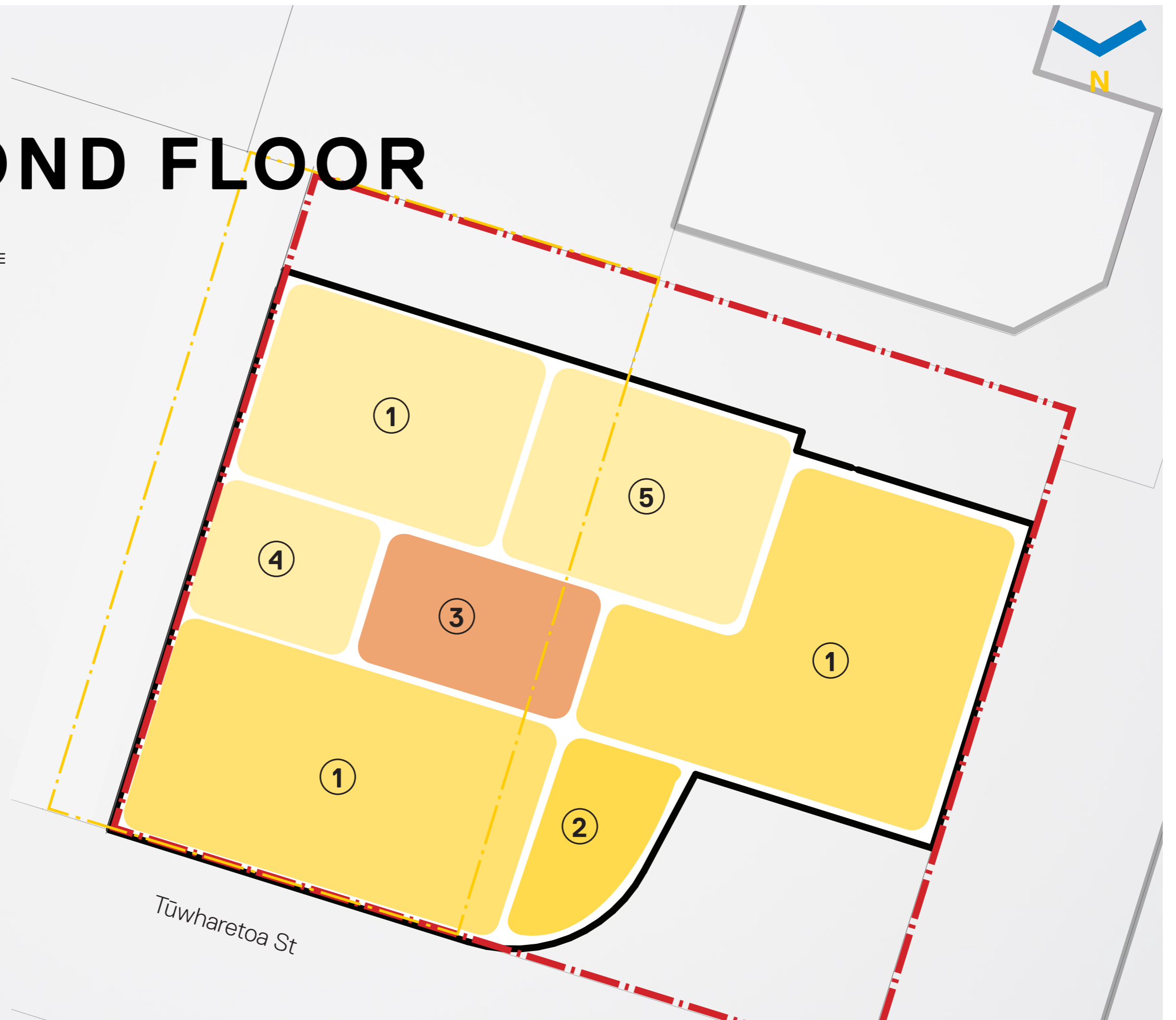
TOTAL GFA: 1045M2



SECOND FLOOR

- 1. WORKPLACES
- 2. STAFF BREAKOUT SPACE
- 3. CORE/WC AMENITIES
- 4. MEETING ROOMS
- 5. COUNCIL CHAMBERS

TOTAL GFA: 1045M2



METRICS

Council Administration Building	PROPOSED
140 (125+15) workpoints	1,400
Reception / Waiting	80
Servicing / Administraton	220
Meeting + Shared Community Rooms	150
Council chambers	300
Common Social Hub	150
Civil Defence	120
Core / WC Amenities	100
Retail	300
Total	2820 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

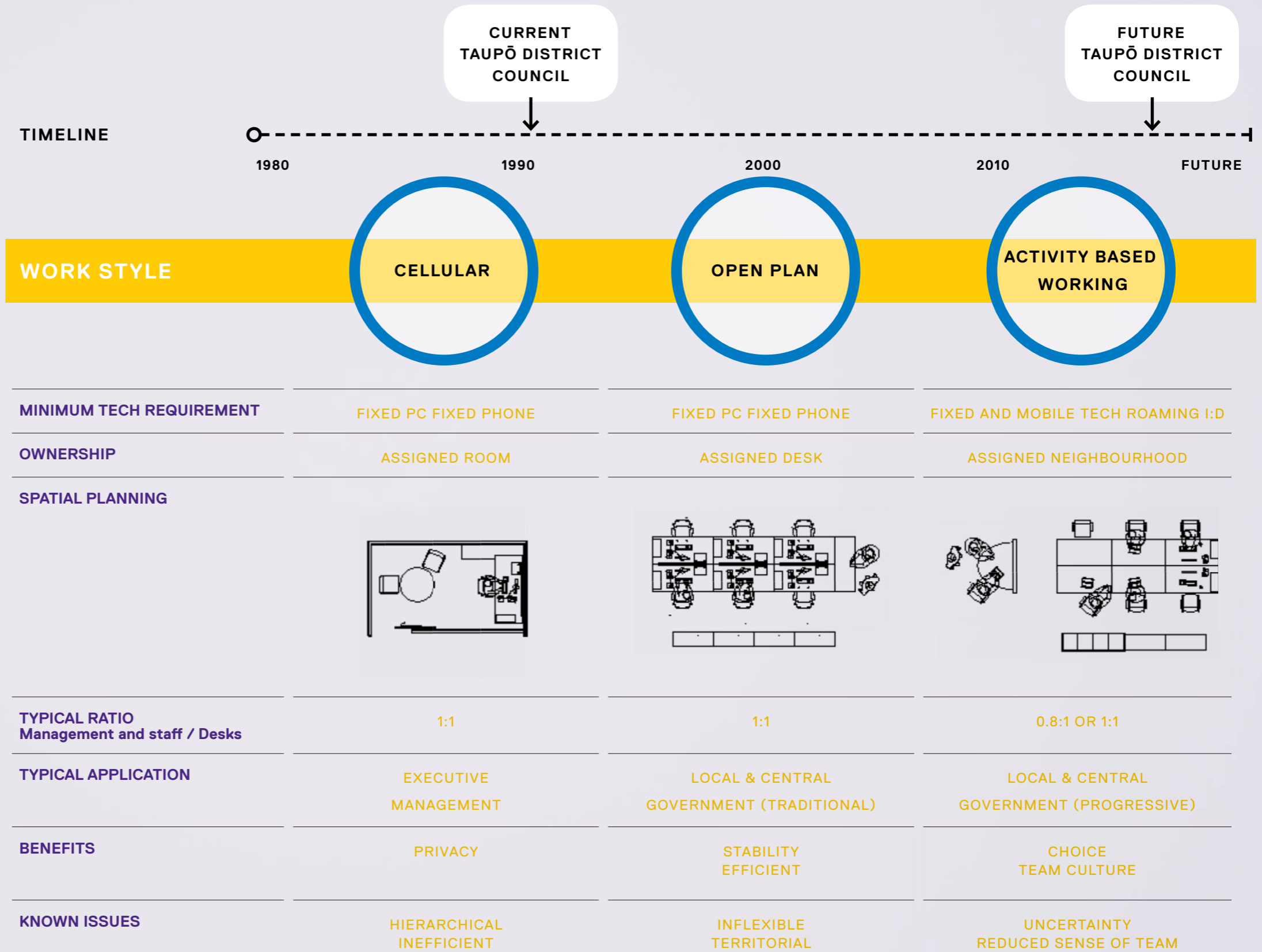
WORKPLACE

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 Taupo 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