



TAUPŌ CULTURAL PRECINCT

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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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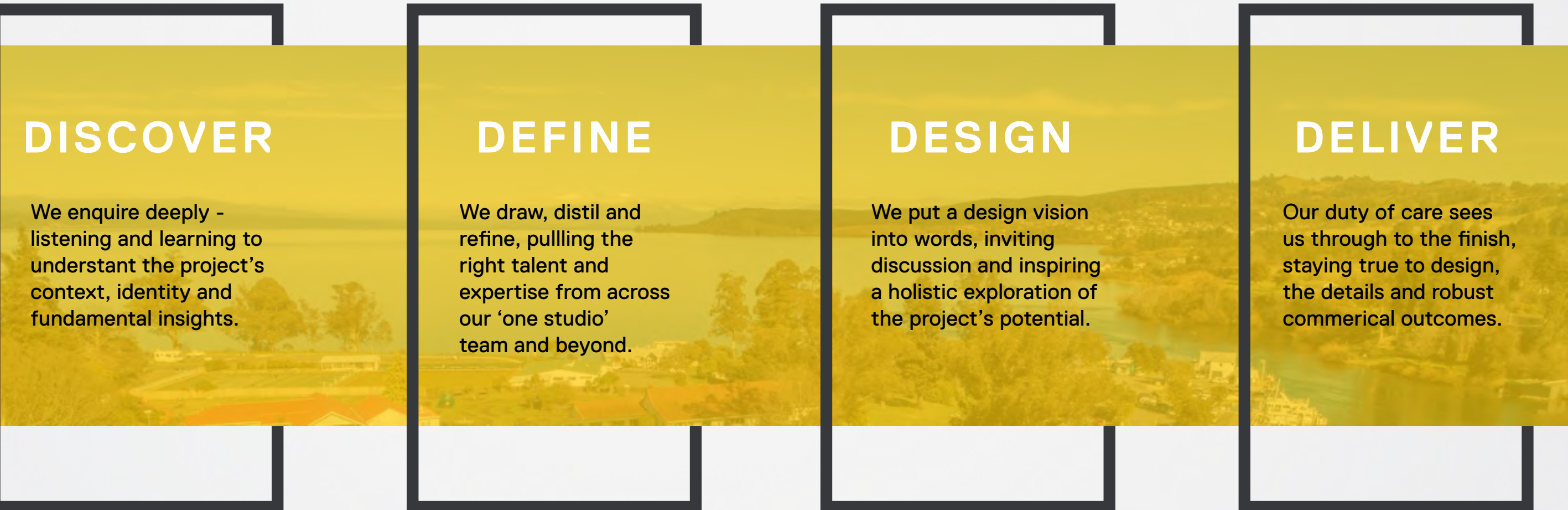
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AN OVERVIEW

Essentially our creative process follows a 4D sequence: Discover, Define, Design, and Deliver.

It is important that a clear design process is implemented as it structures towards an end goal. Each phase is rigorously tested before informing the next phase.



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PURPOSE

Record process of urban design and master planning:

Taupō District Council commissioned Warren and Mahoney Architects and Boffa Miskell to provide a cultural precinct masterplan for the Tongariro Domain in Taupō township. The masterplanning exercise looked at the integration of proposed landscaping and new facilities – including a museum, council administration building and community spaces- within the southern portion of the existing Domain. Following input from stakeholders, Iwi and the wider community six fundamental pillars were established forming the structure of a reverse brief. Several concept layout options were investigated and assessed against key criteria before a recommended option was derived and explored in more detail.

Community engagement

A series of workshops and meetings were held with community stakeholders and the wider public, in order to canvas ideas and aspirations for Taupō generally and the cultural precinct specifically. Community stakeholders involved included the Taupō business community, Taupō Bowling Club, Rotary, Taupō Women's Club, Taupō Yacht Club. These engagement opportunities were co-ordinated through direct liaison with the stakeholders themselves, and through widespread advertisement and notification of the public at large; and feedback and outcomes were recorded to inform the masterplanning team.

Partnership model

Although the project touches on many and various stakeholders – from council staff through to clubs and societies and the wider public – the local Iwi (Ngāti Tūwharetoa) is a partner and holds local ownership, vestitude and guardianship roles. In addition to the public meetings, a dedicated consultation process enabled appropriate and focused engagement with iwi.

What is a cultural precinct?

A cultural precinct is more than a single facility or activity. It is a collection of cultural and civic spaces (both internal and external) arranged to afford connections or accessibility between spaces. In Taupō's case, potential cultural elements include the museum, art gallery, theatre, public library, historic courthouse and redoubt, as well as standalone art and sculpture. Potential civic elements include the courthouse, police complex, council administration building with community meeting spaces, as well as the Great Lake Centre. External spaces offer the potential to be civic in nature, scale and use – as well as combining cultural references through their association with cultural activities or adjacencies, and through sensitive design of hard and soft landscape.

Master plan to support business case

Following the 4th pillar mantra of creativity balanced with viability, the masterplan must ultimately be achievable. This means due regard for the economic drivers which underpin the business case study, including retention of existing Great Lake Centre and infrastructure where possible, co-location of facilities and people-attractants, and shared or multi-use spaces.

Urban design critical

Given the project context of a domain immediately adjoining Taupō town centre, the design must respond appropriately through the arrangement of built form, linkages, activities, functional requirements, external and open spaces. This complexity of design components and challenges requires a range of design specialists (including landscape, architecture, planning, traffic, etc) to produce a considered and co-ordinated design outcome that is urban design.

“ A cultural precinct is more than a single facility or activity. It is a collection of cultural and civic spaces (both internal and external) arranged to afford connections or accessibility between spaces. ”

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DISCOVER

“

The 6 Pillars
Site Insights

Community / Engagement

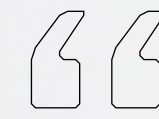
**We enquire deeply -
listening and learning
to understand the
project's context,
identity and
fundamental insights.**

”

GREAT LAKE TAUPŌ

In 2017, Taupō District Council needed to vacate its former building at 72 Lake Terrace due to health and safety issues. Following community consultation on the 2017/18 Annual Plan on a number of options to address the issues from refurbishment to a new build, a new building was chosen as the council's preferred option.

The development of the area by the Great Lake Centre near Story Place was then chosen as the preferred site. During the process the council recognised an opportunity to 'do it once and do it right' and approved the development of a masterplan for the area to see what efficiencies could be made, what opportunities could be capitalised on and to future proof any development going forward. This includes opportunities for new cultural, arts and heritage facilities to replace the existing Taupō Museum.



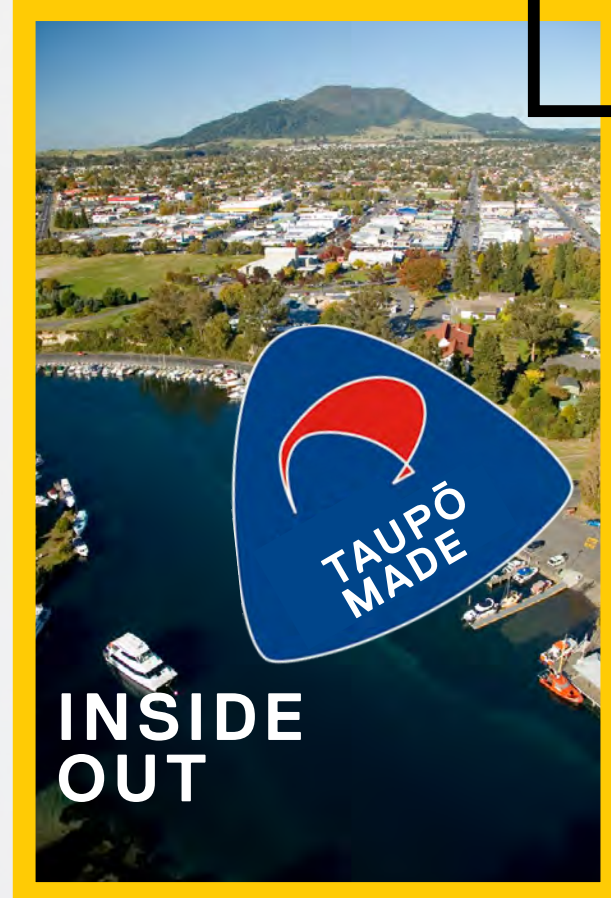
The Taupō District is an extraordinary place to live, work and raise a family. We are the custodians of this land and like generations before us who raised families and dedicated their lives to making this place what it is today, we take responsibility for steering the way forward for future generations.



THE 6 PILLARS

Six insights to help get people thinking about the project, and guide input from our community.

1



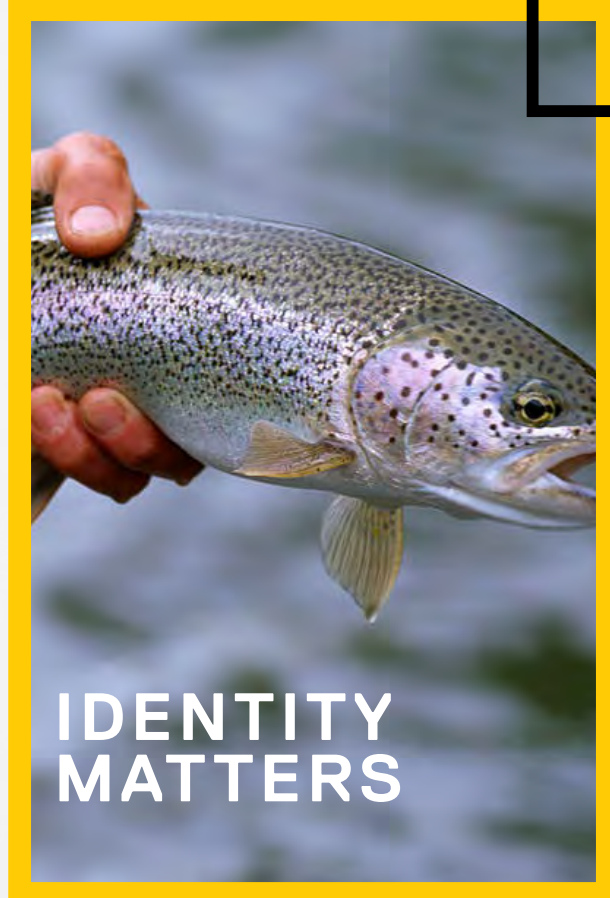
“Taupō made” – We want to create a unique and timeless place for Taupō and that needs to start from within. The town’s values, aspirations and character are grown locally and bring originality, vitality and attraction.

2



From Tauhara to Tongariro National Park, the magnificent lake and all the natural beauty that is Taupō shapes the local community and iwi. We must continue to celebrate this richness that defines our culture.

3



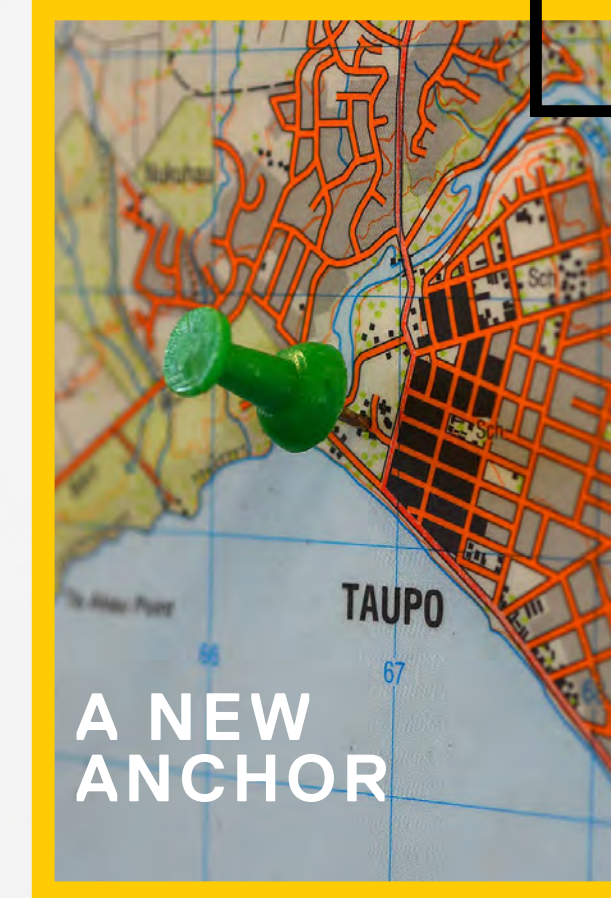
Our identity brings meaning to who we are. It enables us to capture the story of Taupō.

4



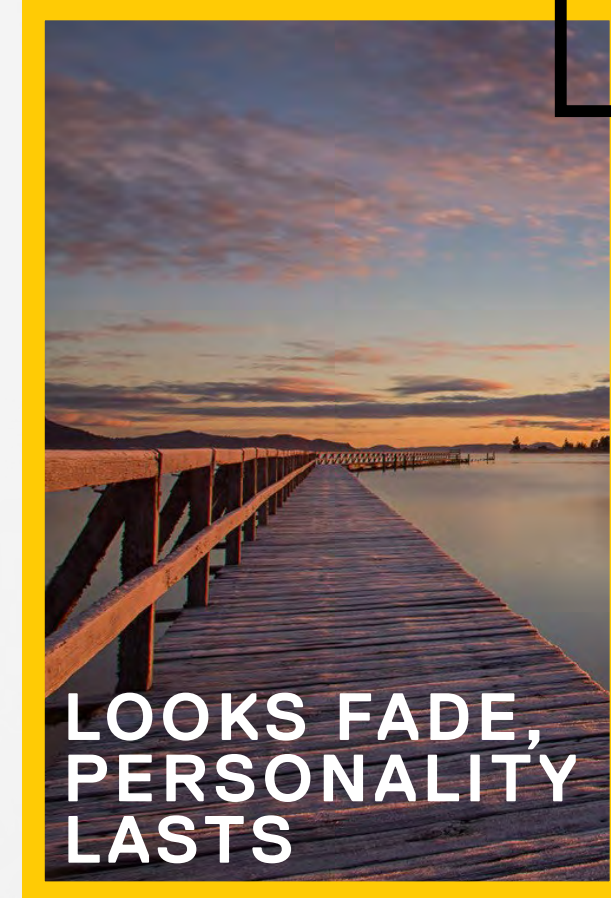
We envision a courageous yet sensible and functional design. Delivering the right balance enables a successful outcome for Taupō.

5



Taupō can position its relevance in the centre stage in the North Island, in New Zealand and globally. A magnet for growth, lifestyle, culture and talent. A destination that brings residents and visitors together.

6



A place that is timeless, personality driven, and intergenerational is to be treasured. It’s about our future.

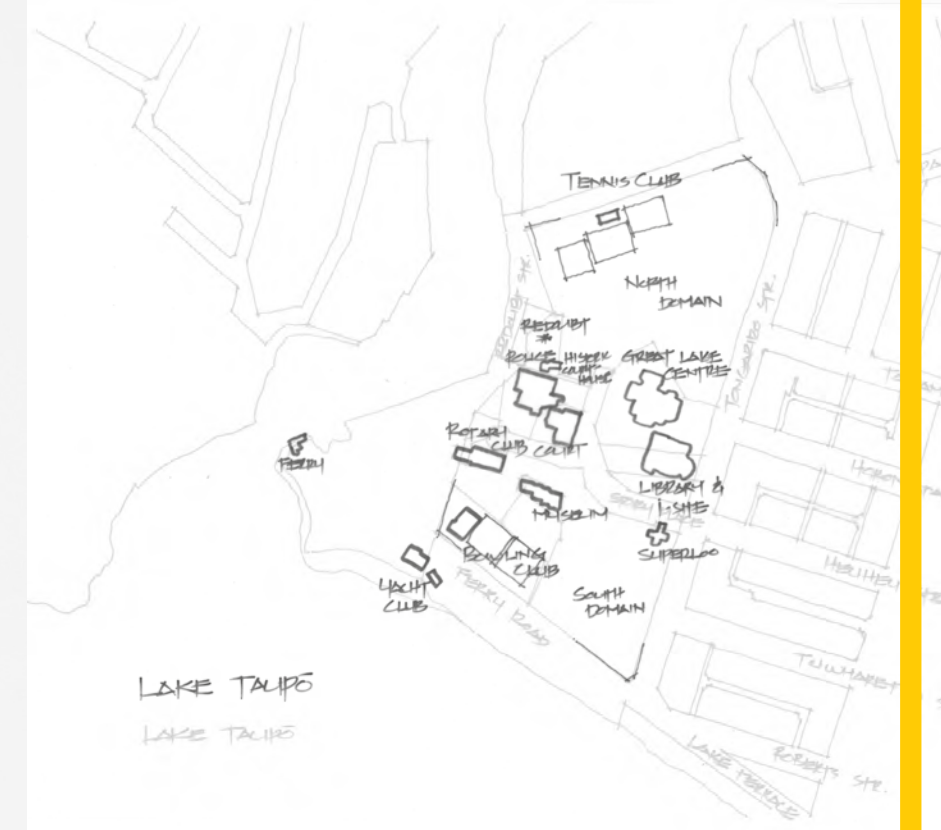
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SITE STUDY

Four initial sketches exploring the site.

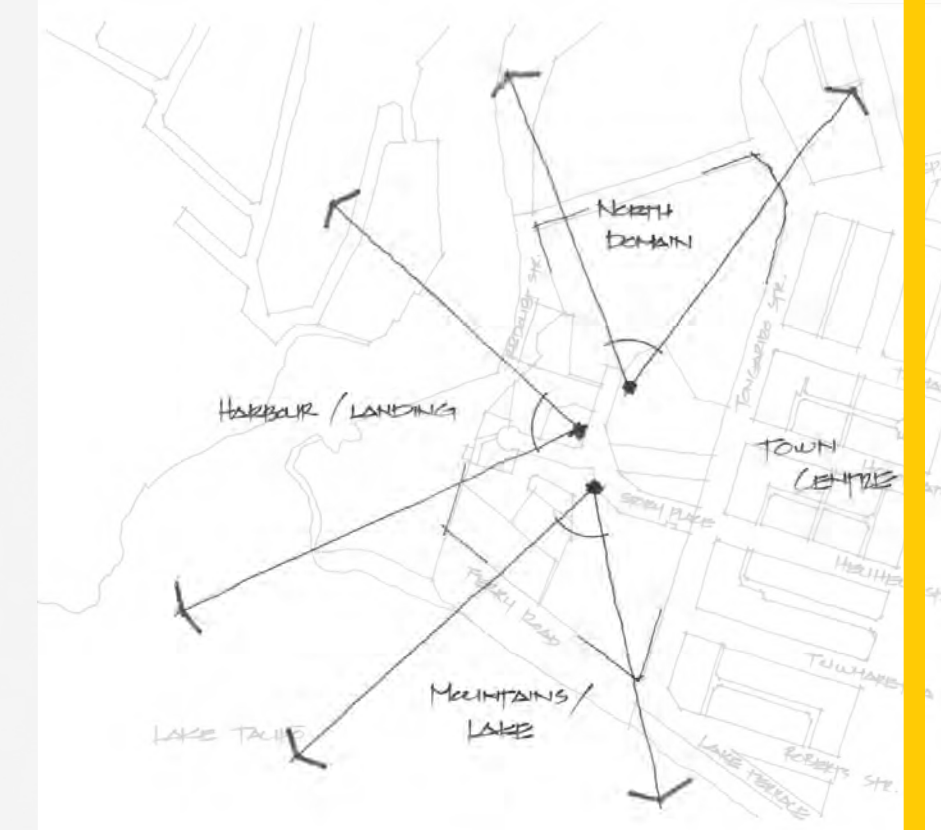
This set of sketches are the start of an investigation into the various key elements of the Tongariro Domain Site. Existing buildings and major connections are examined and defined through loose drawings.



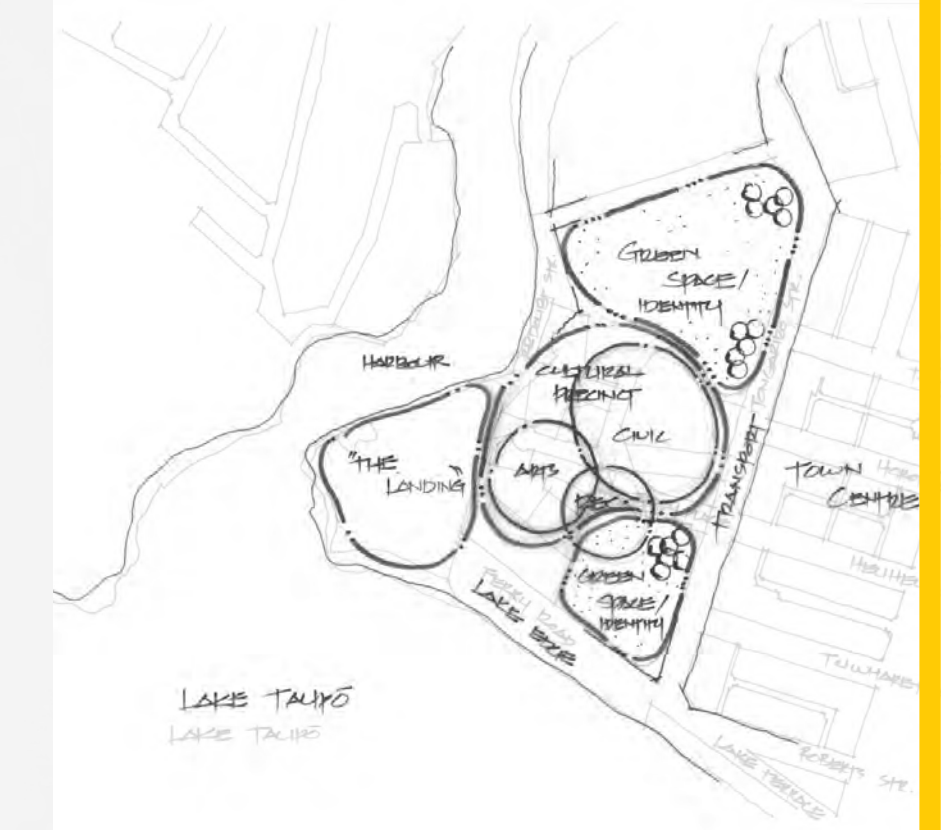
EXISTING FACILITIES



LAKE & HARBOUR EDGE



CONTEXT & CONNECTION



DEFINING CLUSTERS

EXISTING SITE

The following drone images give an overview of the Tongariro Domain site.

Key existing fixtures on site include:

Tapuaeharuru Redoubt:

- The redoubt was built in 1870 by the Armed Constabulary to guard an important crossing of the Waikato River at its outflow from Lake Taupō.
- The altered landform of the redoubt represents an important remnant and reminder of the varied history of the site.

Old Taupō Court House:

- Built in 1881 by the Armed Constabulary and opening as a theatre, the building was converted to a courthouse in 1887.
- A significant event took place in the courthouse, when lands were awarded to the paramount chief of Ngāti Tūwharetoa 'for the purpose of conveying some to the Crown as a gift for a park'. This 'park' later became Tongariro National Park, the first national park in New Zealand.
- The building is nationally significant as the only remaining building in New Zealand associated with the Armed Constabulary.

Miniature Monorail Train:

- The locally designed and built miniature monorail train, located on the south of the Domain is owned by the Pakeke Lions Club, operating since 1993 as a fundraising venture.
- The 'Lion Express' does frequent loops through the park, and operates during summer weekends, school holidays and public holidays, providing an attraction primarily for children.

Great Lakes Centre:

- Developed in 1992, replacing the early information centre and War Memorial Hall, the centre combines facilities including a theatre, main hall, public library and information centre within a 3395 square metre building footprint.
- The centre serves as a key facility for the arts and provides valuable community and visitor facilities.



HERITAGE BUILDINGS

The former courthouse and its land is listed as Heritage Place Category 2.



TRAIN

The children's playground and Pakeke Lions Cobb & Co Express is popular with young families.



POLICE STATION

The local police station stands alongside the Taupō District Family Court.



GREAT LAKE CENTRE

This venue accommodates 400 people seated banquet style and offers space for Taupō events, meetings and presentations.

I-SITE AND LIBRARY

These well-visited facilities sit on the corner of Story Place and Tongariro St.



MUSEUM AND ROTARY HOUSE

These facilities are situated in front of the rose gardens and bowling greens. The Rotary Building houses numerous community groups and Women's Club.

ROSE GARDEN

The rose garden was a project initiated by the Rose Society in 1979. It was established on the site of the original Armed Constabulary dump. The garden is maintained by the district council.





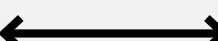
EXISTING VEGETATION

The proposed cultural precinct has well established gardens and mature trees, which are integral to the identity and cultural heritage of the site and strengthen its local identity.

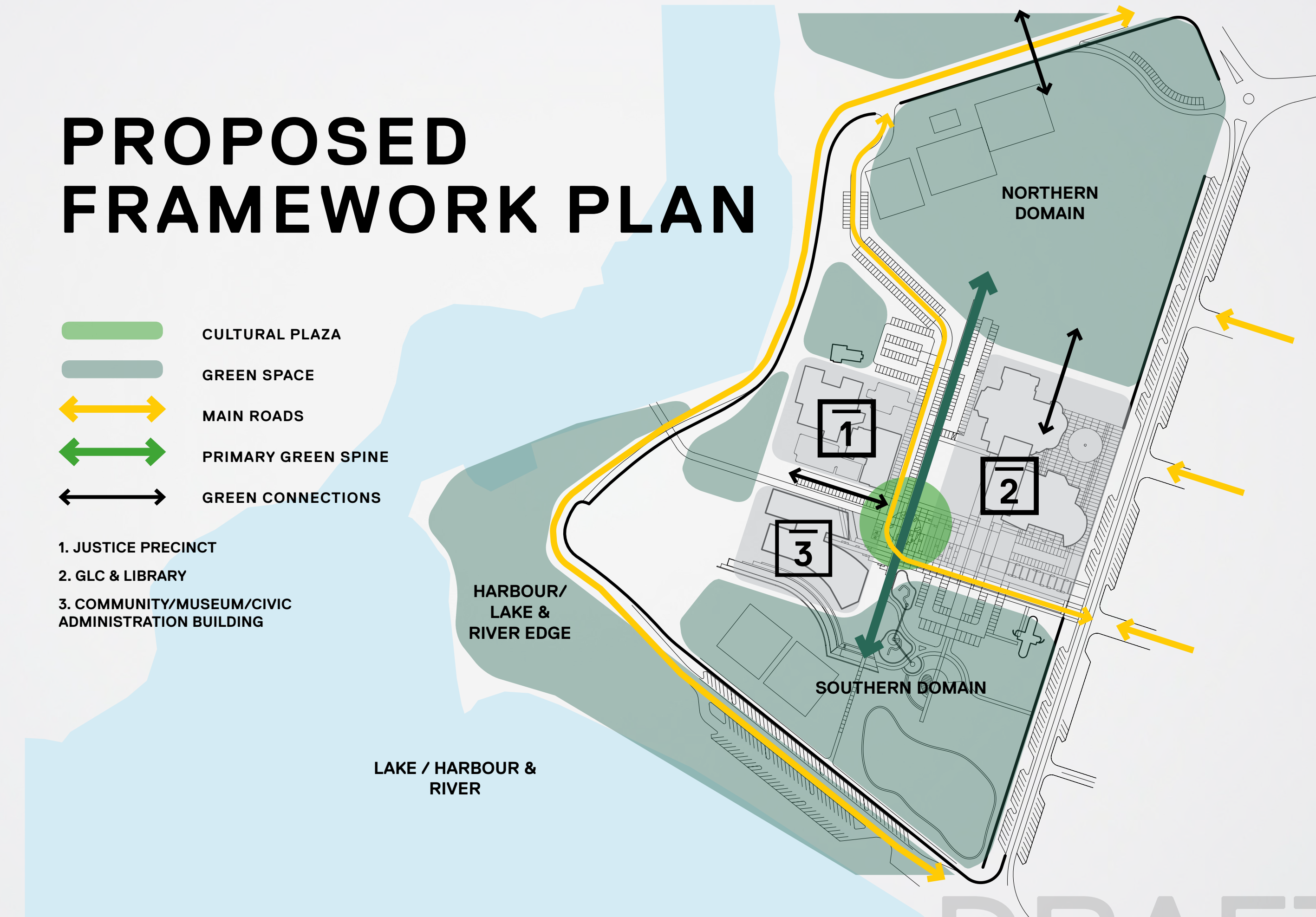
- The gardens and trees are primarily native, with some exotic species, including the heritage Rose Gardens and annual beds.
- Mature trees and planting play an important role in natural biological systems including improved indigenous biodiversity, and stormwater management. They also reduce erosion and runoff.
- The wide variety of plants and trees, provide food and habitat for many native bird species.
- The gardens have a good mix and variety of colour, with exotic trees celebrating the changing of seasons, and providing light in winter.
- The canopy of the large trees provides shade to the domain, as well as reducing wind, and cooling the air in summer, creating a comfortable space for relaxing and play.
- Some gardens around buildings are overgrown and create safety (CPTED) issues. Increased use of simple native palettes and low groundcover planting is encouraged.
- There are many significant and protected trees on site, which form landmarks and a framework for development. The specimen trees within the domain which are protected, further aid in conservation, education, and heritage protection. Vegetation with aesthetic, historic, or ecological value will be maintained so far as possible.



PROPOSED FRAMEWORK PLAN

-  CULTURAL PLAZA
-  GREEN SPACE
-  MAIN ROADS
-  PRIMARY GREEN SPINE
-  GREEN CONNECTIONS

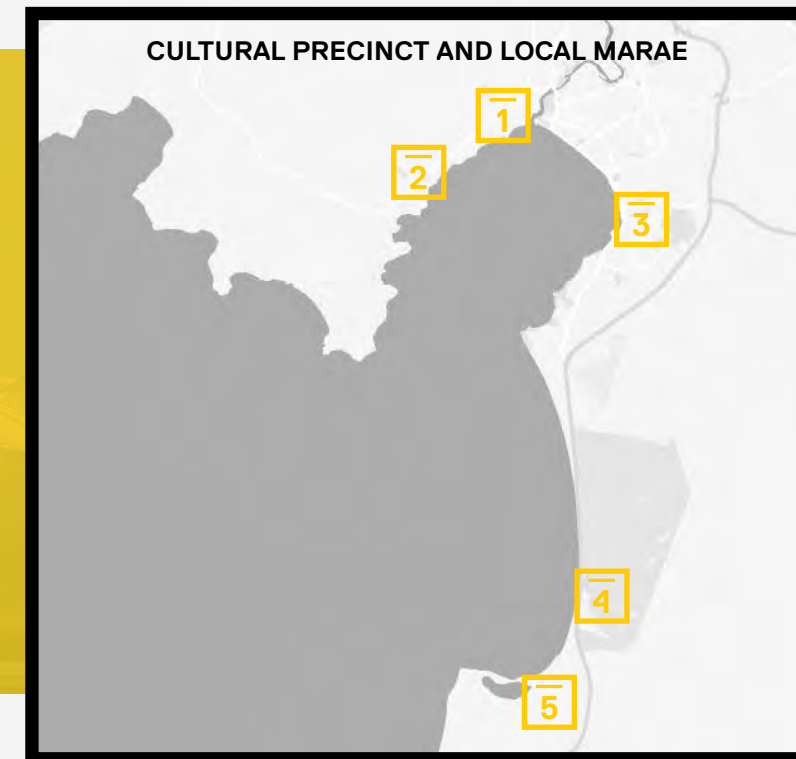
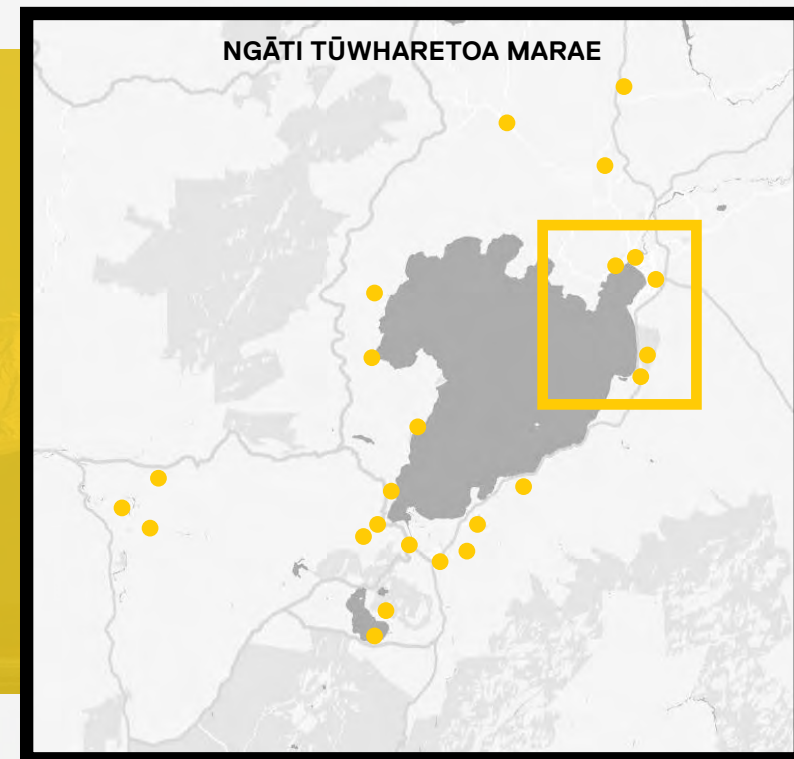
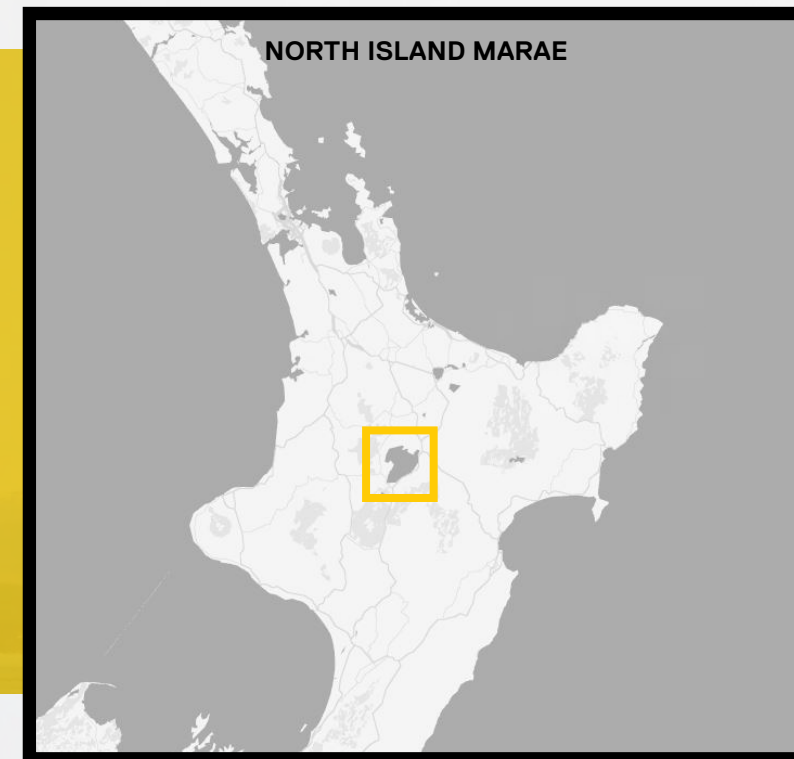
1. JUSTICE PRECINCT
2. GLC & LIBRARY
3. COMMUNITY/MUSEUM/CIVIC ADMINISTRATION BUILDING



MARAE LOCATIONS AND RELATIONSHIPS

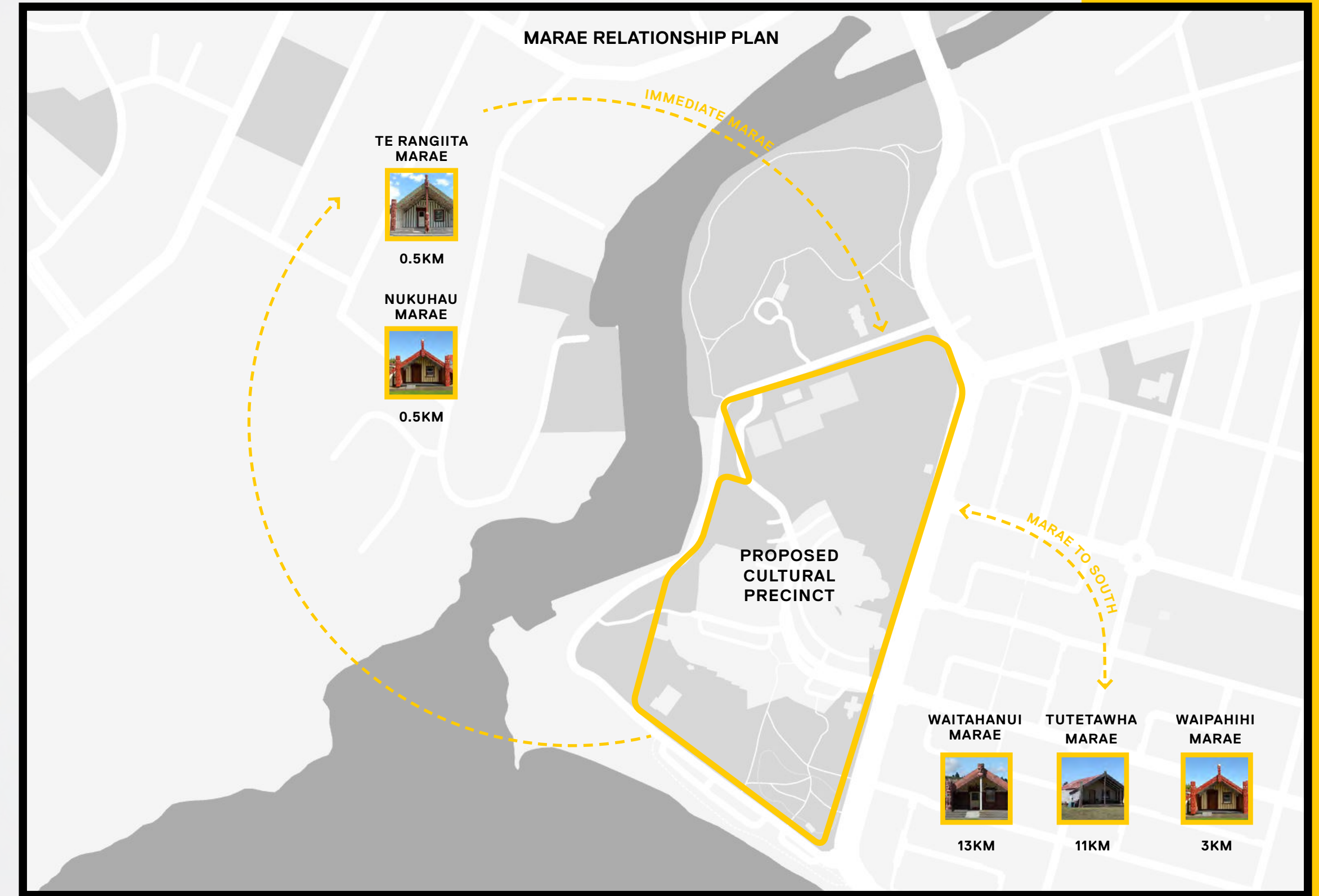
The design / master planning team engaged with representatives from local hapū and some marae representatives.

Conversations with these representatives should continue into the future.



1. NUKUHAU - Ngāti Rauhoto, Ngāti Te Urunga
2. TE RANGIITA - Ngāti Ruingarangi
3. WAIPAHIHI - Ngāti Hineure, Ngāti Hinerau
4. TUTETAUHA - Ngāti Tutetawha
5. PAKIRA - Ngāti Tutemohuta

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IWI ENGAGEMENT PROCESS

Feedback from iwi, hapū and marae representatives confirmed the desire that engagement continue into the future.

A proposed process should capture the past, present and future aspirations of hapū and marae of Ngāti Tūwharetoa.

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HEI WHAKAWHITIWHITI KORERO / FEEDBACK OPPORTUNITIES

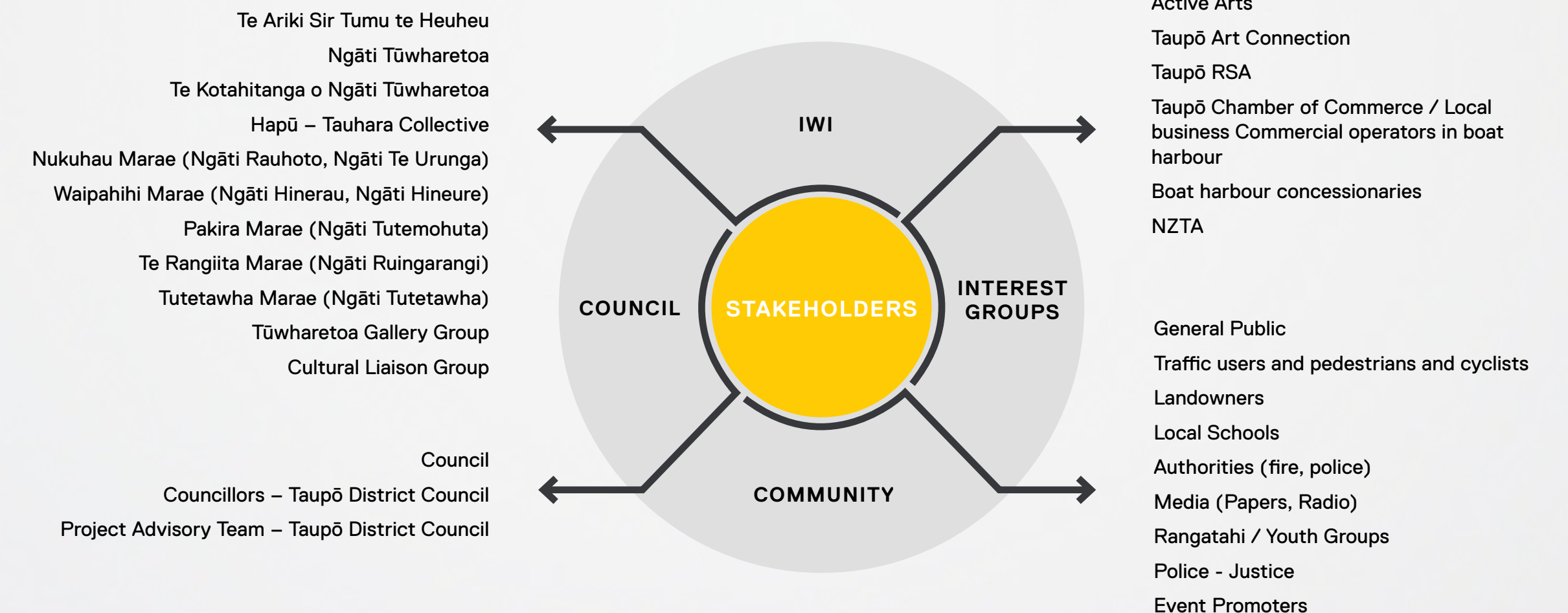


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STAKEHOLDER ANALYSIS

Opportunities to include cultural design concepts should highlight and promote cultural narratives that acknowledge the local hapū and Iwi.

These would be woven into the layout of footpaths and entrances into the project site. Cultural design concepts could be integrated into the buildings both inside and out and native timber should be sourced from the region. This would be appropriate and a special touch in the vision that brings together the past, present and future.



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COMMUNITY PROCESS

A Public Open Day was held on Tuesday 31st July 2018 at the Taupō District Council.

Phase	Workshop Description
Discover	1 Meeting and Site Walk with Councillors
	2 Visioning' Workshop - Community Stakeholders
Define	3 Briefing workshop with stakeholders and client advisors
	4 Detailed tour of existing facilities
	5a Detailed briefing workshop with Public Hui with Ngāti Tūwharetoa
	5c Detailed briefing with the Project Advisory Team
Design	6 Design Workshop with Project Advisory Team
	7 Design workshop with Councillors
	8 Design workshop with Business Community
	9 Design workshop with All Council Staff
	10 Design workshop with Key Stakeholders
	11 Design workshop with Public
	14 Design Recommendation with Project Advisory Team
Deliver	15 Design Recommendation with Council
	12 Design workshop with Iwi - Ngāti Tūwharetoa
	13 Presentation and workshop of draft concept design - week commencing 5th Nov



Workshop 1
Feedback forms were distributed and collected.

Taupō Cultural Precinct Masterplan	
Public Open Day, Tuesday 31st July	
Summary of all responses after the Public Open Day 31st July	
On behalf of Women and Manawā + Buffalo Island	
Taupō District Council	
Response	
6.	Maintenance, repair, upgrade of materials
Other thoughts	The area is quite ugly at the moment as compared with the design of the marina. The site should need to be less of an eyesore. The precinct (the) looks over the marina is quite ugly as well. The Rotary Club building is old and could do with an upgrade. The park area where the trees and the small stage is would be more user friendly for visitors and the local community if that area were covered. Museum, Rotary Building, Rose Gardens possibly housed in 1 building with Rose Gardens contained in a Conservatory type area within. Making the area more user friendly.
1	Facilities that are used 7 days a week (council buildings mon-fri only)
2	Agree with comments
3	More focus on future rather than past
4	Yes 24/7 café, bus, internet...
5	Combine with pedestrian friendly CBD
6	Yes
Other thoughts	<ul style="list-style-type: none"> Domain is a valuable green space which could be enhanced Cost benefit analysis needed More ongoing progress communication required, including reasons for eliminating other sites. Option of doing nothing important
1	I think the site needs (really must) to include surrounding gaps. Infrastructure is a key issue, and reading is #1
2	Text is good
3	Need to include environment, culture + heritage + environment.
4	Good.
5	Don't want to be a Queenstown
6	Yes, I agree with the text.
Other thoughts	Please try to connect better the more jobs: building to the town. All are surrounded by either parks or roads - opening up the visuals from, say, town to the library makes for a facility that will be much more engaged with the community. Look at the way you go, and wouldn't want the council office to block off (either by low rise or higher rise) major parts of the view. I think a major aim should be to integrate the space fabric town.
Other thoughts	We don't need a council office in the CBD. Relocated on the old site (plenty of parking etc). Don't need a new museum. Plenty of wooden buildings in Taupo. Where will the council workers park? All new people who are coming to this new building will need parking spaces. There are hardly any left now and WHO WILL PAY FOR THIS? WE WILL, the ratpayers and we don't want it.
Other thoughts	<ol style="list-style-type: none"> I am open to the idea of an enhanced domain, with facilities that are appropriate to the role of the Domain - a place for recreation and provide 'igger' complex I do not think this includes Council Offices and I was astonished to hear the CEO open the meeting by suggesting this. It seemed like this was the main point - and this caused the strong negative response. The site lines indicate a huge area of Domain yet nothing detailed on buildings has been offered for consideration. Why take so much area? More respect should be offered to the original donation, the setting aside of the Domain which showed great foresight by the original donors.
1	Accessible parking
2	Child friendly
3	Inclusive space
4	Life long learners adult ed
5	Affordable food
6	Real present future of treaty partners eg Maori represented. Not just for tourist or inman.
3	Place to show taonga and artists. Locally grown
4	Multiculturally situated studio - venue Hub - warm friendly welcoming
5	Ngākau a Taupo
6	Rich connecting experiences
Other thoughts	<p>Presentative to all Taupo citizens</p> <ul style="list-style-type: none"> Where does partnership with Ngāti Tūwharetoa Ngāti Raukawa stand in regards to this venture Something that embraces life learners eg adult education Multi-generational Human scale scheme Maximise other funding Connecting people places and things Whāwhāwhāwhāwhāwhā Manāwhāwhā Ahā Ahā
1	Accessible to all - disabled! Easy parking. Can people interact in this new place?
2	Consider tangata whenua. Where is the place of the wh? It needs a heart and a spirit. We need to love it and own it.
3	Keep an open green feeling as we have.
4	Muse - commercial places, like the 2 mile bay jama - but bigger
5	I like the anchor idea as long as its more than an office block
6	DO NOT need fancy. It needs to blend in with the environment - people friendly.
Other thoughts	<ul style="list-style-type: none"> Affordability - agree with accessing outside money. What will impact be on the ratpayer. Incorporate space for families and children We need affordable activities/opportunities for ALL, not whānau not just the healthy. Some great for public meetings. Please have audio systems. Most here were elderly and could not hear. Be clear about your agenda and let people know. Simple 5 page powerpoint. Give us your expectations. What do you want from us early - it look too long to get to this today.
1	Keep the scenic museum and bowling club
2	Lake is biggest asset
5	Council doesn't need to be prime real estate. Most things can be done online.
Other thoughts	Cultural precinct is not a priority. Sort infrastructure in roading (new bridges) etc. 10 pin bowling would be more attractive for families and children. Would there be an entry cost for ratpayers? If an architectural centre added onto Great Lake Centre + Library would be ok. Council building out of town centre. Not necessary to be in prime real estate. Museum could be discretely added onto to keep its iconic look but provide bigger complex. Keep green areas as really important. Be aware of water tables, etc. Lots of sporting events need the access

52 pages of feedback were collected from the Taupō community.

After reading the feedback, 16 key points were written to summarise the opinions and inform the Masterplan.



Workshop 1
Opinions and feedback from locals provided valuable insight on what to focus on.

DISCOVER



Workshop 1
Taupō community was presented with 4 Masterplan options.

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DEFINE

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Māori Design Principles
Needs List
Urban Design Principles

**We draw, distil
and refine, to
extract core
design drivers
for the project.**

”

DEFINE

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MĀORI VALUES & DESIGN PRINCIPLES

GOVERNANCE

Ngāti Tūwharetoa:
Partnership opportunities to realise iwi aspirations

Te Mana O Te Hapū:
Partnership opportunities to realise iwi aspirations

Tauhara Collective of Hapū - Working Group:
Hapū representatives to form working group to progress design discussions + aspirations

CULTURAL EXPERTISE

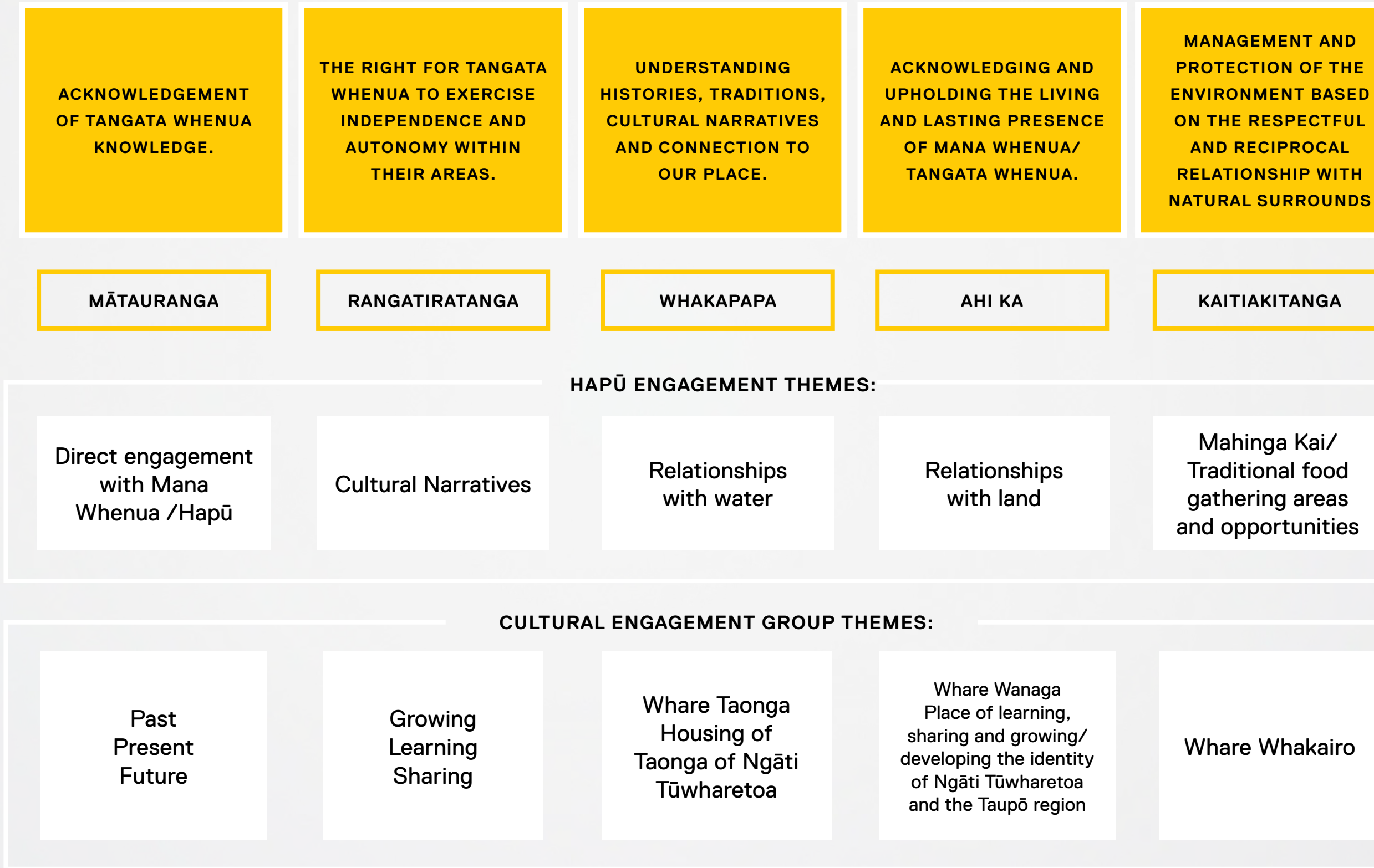
Tūwharetoa Gallery Group:
Nga Kaitiaki Cultural Precinct Project Cultural Liason Group

“

Opportunities to include cultural design concepts should highlight and promote cultural narratives that acknowledge the local hapū and Iwi. These would be woven into the layout of footpaths and entrances into the project site. Cultural design concepts could be integrated into the buildings both inside and out and native timber should be sourced from our region to represent and give the feel of a true Tūwharetoa Whare Taonga. This would be appropriate and a special touch in the Vision that brings together the past, present and future.

”

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NEEDS LIST

These 16 key needs summarise the major points of the Masterplan workshops from the Taupō community and stakeholders.

Please refer to appendix for full 52 page document.



Family and recreation a priority for the site.

Are the rotary, bowling & tennis clubs appropriate for the site?

Legibility through space for pedestrians, roads, parks & harbour.

Address existing mindset of carparking onsite, incl outside destinations & council use.

Public fear that council staff will take all the carparks.

Police access in & out.

New admin building, not a primary focus for the site.

Ensuring public connection to green space is a high priority.



Strong connection to the natural elements.

Sense of place needs to prevade the cultural precinct.

Value for money

Multi-Functional

A place we want to call our own.

Don't want to be a Queenstown.

It's not about glamour, but spaces and a place for people.

Future proofing for long term vision for future growth & development.

LANDSCAPE SUSTAINABILITY + PUBLIC REALM LANDSCAPE PRINCIPLES

The Taupō cultural precinct has been designed through a process of community and cultural engagement. The site will connect people with nature and positively reinforce Taupō's relationship with the lake and surrounding mountains. The vegetation, building and hard landscaping will build on the identity and heritage of the region. The new spaces will be carefully designed to efficiently use materials and perform well into the future. This development will anchor Taupō as a destination, with clear and important identity within its wider context. Most importantly the design will improve the lives of the people of Taupō, by providing places to relax and play, and connect with their natural environment and their heritage.

The values of Mātauranga, Rangatiratanga, Whakapapa, Ahi Ka and Kaitiakitanga, are considered integral in the process, and will be engaged with at every scale.

The design carefully balances private and public spaces. There is a clear framework, to provide legibility to cars and pedestrians through landmarks and wayfinding elements.

Careful consideration has been given to the movement of traffic, and prioritising pedestrians, for safety and enjoyment of the public areas. Culturally and historically significant trees, structures and places have been recognised and enhanced.

The character of the site is considered through all scales to ensure it is consistent

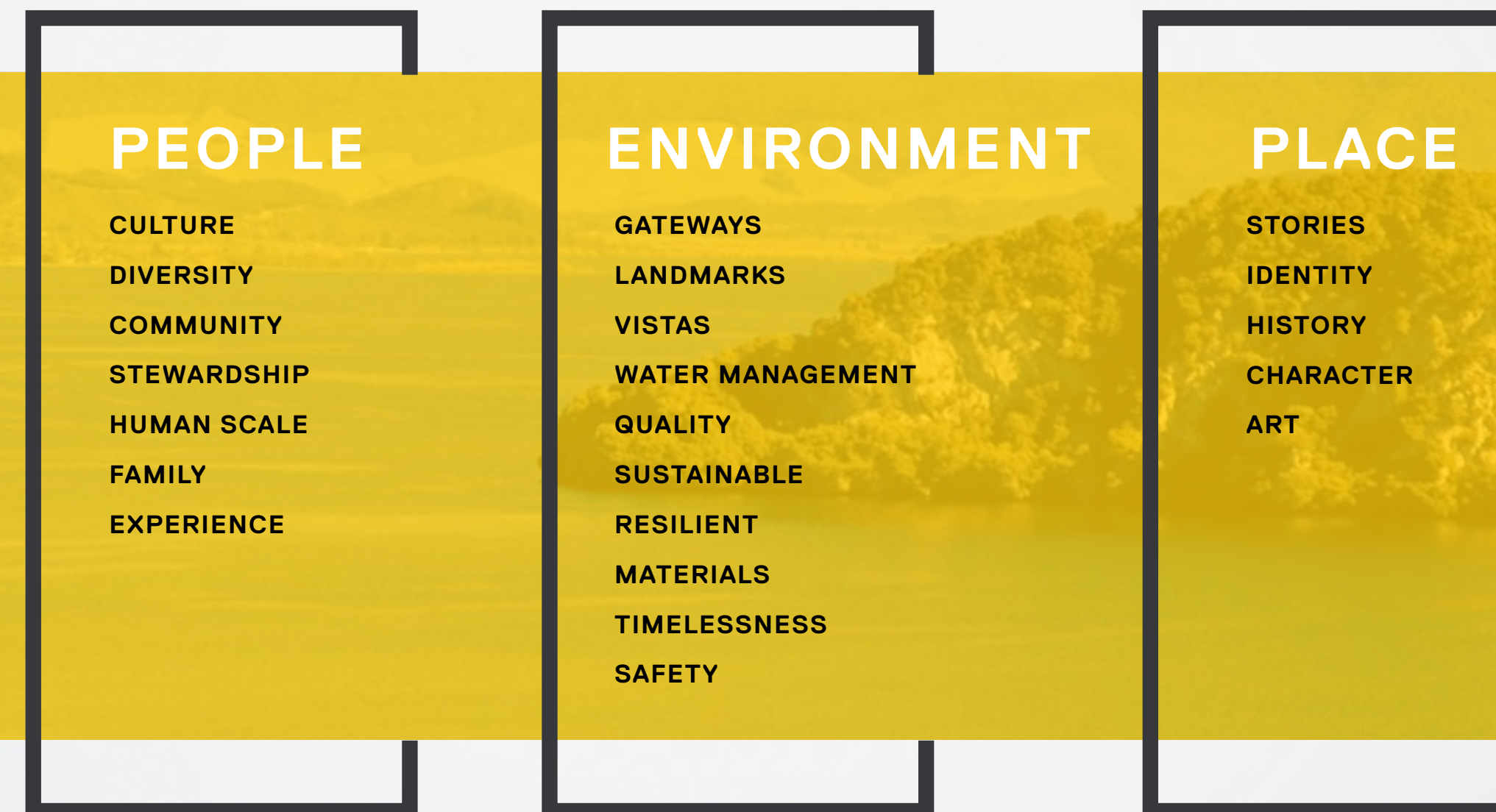
and recognisable. Spaces are adaptable to different uses, and encourage diverse activities and user groups.

Low impact stormwater treatments are key to ensuring the majority of stormwater is treated and absorbed by natural systems.

Where possible sustainable materials will be used, following the appropriate certification practices.

The public realm reflects a high level of quality, through locally sourced and appropriate materials, planting, and design. The experience of people is prioritised above all else, to ensure spaces are safe and attractive and encourage social behaviour.

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DEFINE

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DESIGN

“

Exploration of Connections
Architectural and Public Realm
Streetscape

**We put a design
vision into words,
inviting discussion
and inspiring a holistic
exploration of the
project's potential.**

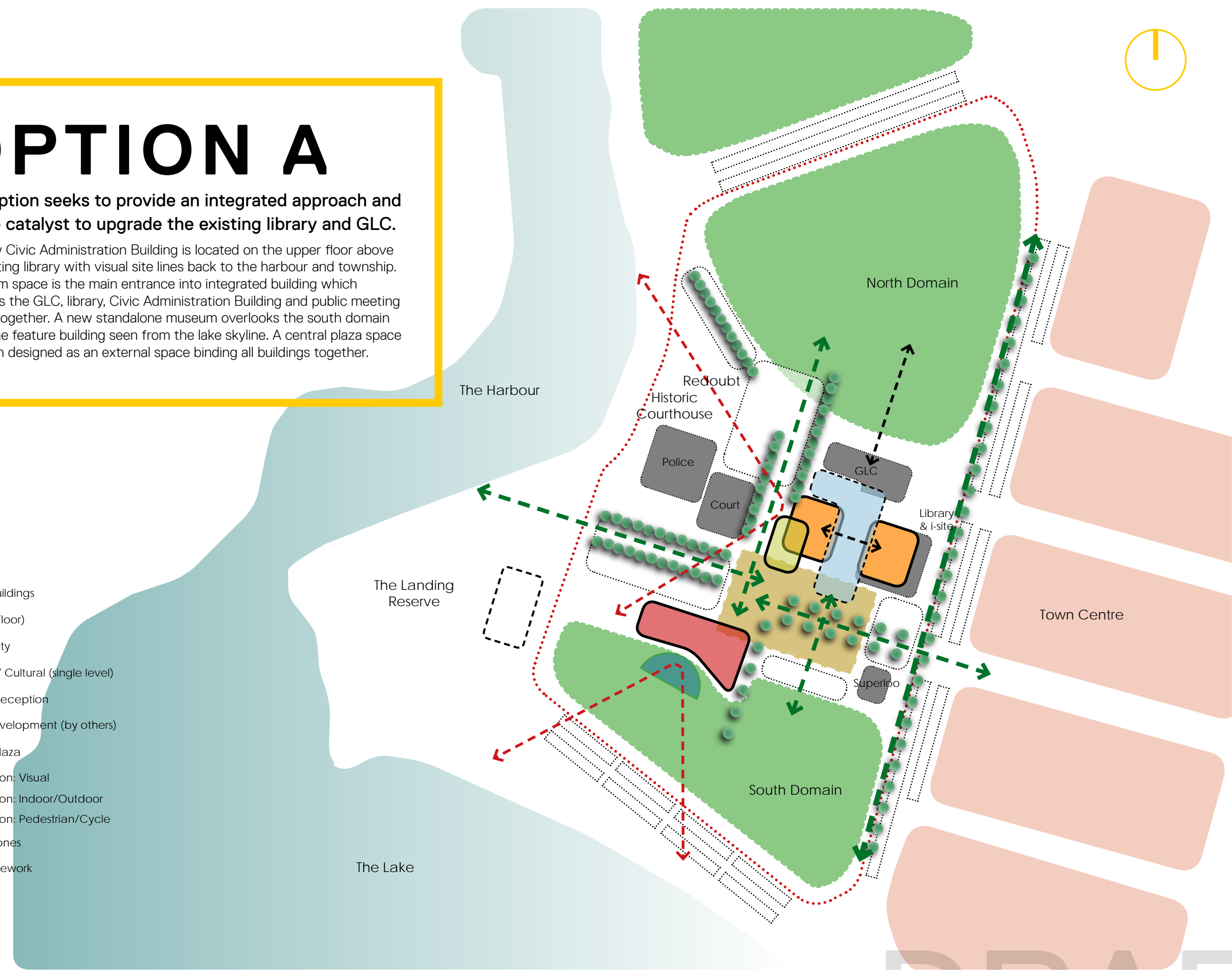
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OPTION A

This option seeks to provide an integrated approach and be the catalyst to upgrade the existing library and GLC.

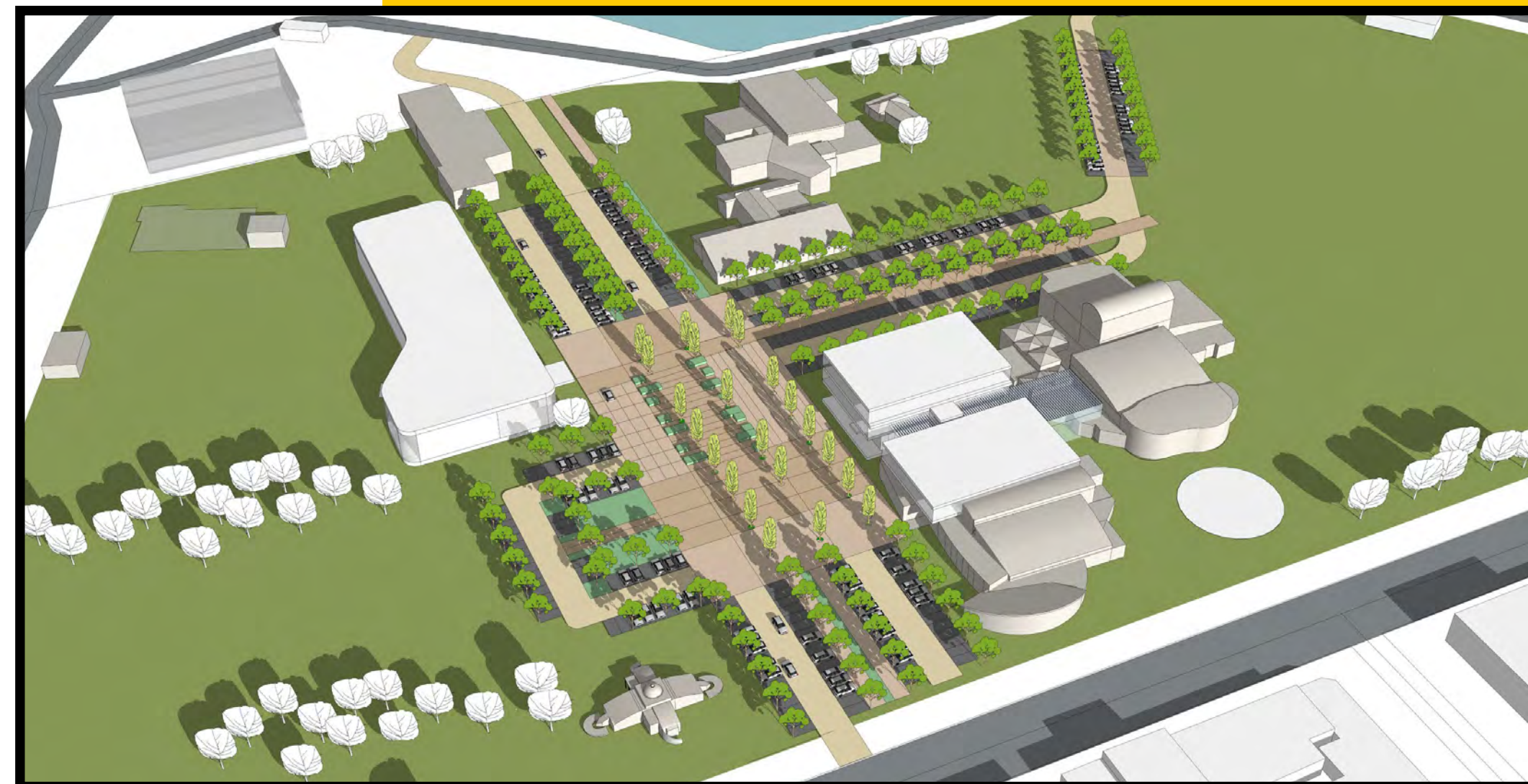
The new Civic Administration Building is located on the upper floor above the existing library with visual site lines back to the harbour and township. An atrium space is the main entrance into integrated building which connects the GLC, library, Civic Administration Building and public meeting spaces together. A new standalone museum overlooks the south domain and is the feature building seen from the lake skyline. A central plaza space has been designed as an external space binding all buildings together.

- Key
- Existing Buildings
 - CAB (1st Floor)
 - Community
 - Museum / Cultural (single level)
 - Atrium / Reception
 - Future Development (by others)
 - Cultural Plaza
 - Connection: Visual
 - Connection: Indoor/Outdoor
 - Connection: Pedestrian/Cycle
 - Parking Zones
 - Tree Framework



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Buildings are centrally consolidated and minimised as a series of elements creating a sense of place and destination.



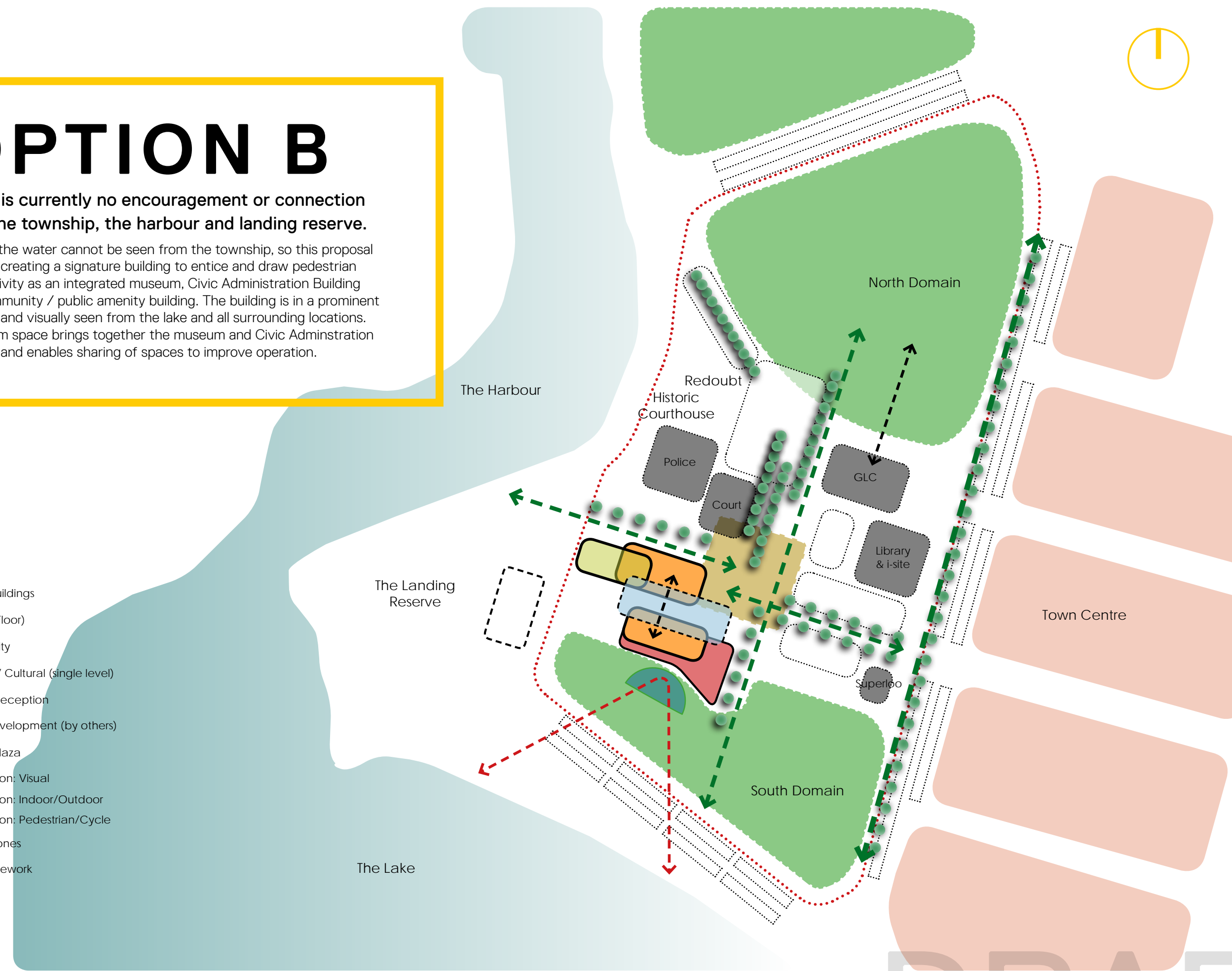
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OPTION B

There is currently no encouragement or connection with the township, the harbour and landing reserve.

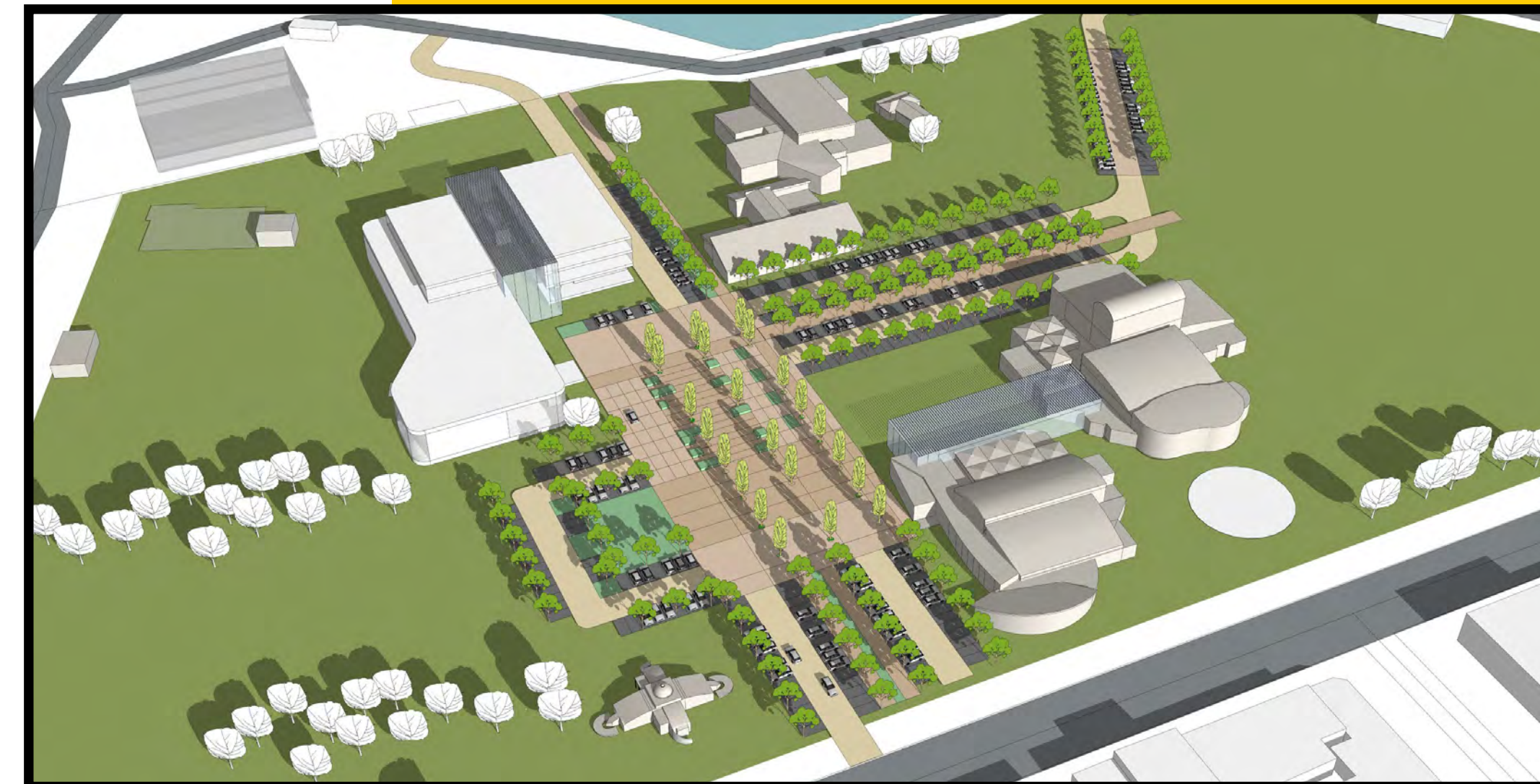
Visually the water cannot be seen from the township, so this proposal looks to creating a signature building to entice and draw pedestrian connectivity as an integrated museum, Civic Administration Building and community / public amenity building. The building is in a prominent location and visually seen from the lake and all surrounding locations. An atrium space brings together the museum and Civic Administration Building and enables sharing of spaces to improve operation.

- Key
- Existing Buildings
 - CAB (1st Floor)
 - Community
 - Museum / Cultural (single level)
 - Atrium / Reception
 - Future Development (by others)
 - Cultural Plaza
 - Connection: Visual
 - Connection: Indoor/Outdoor
 - Connection: Pedestrian/Cycle
 - Parking Zones
 - Tree Framework



DRAFT

Consolidation focussed to the north creating stronger connection with the harbour and landing reserve.



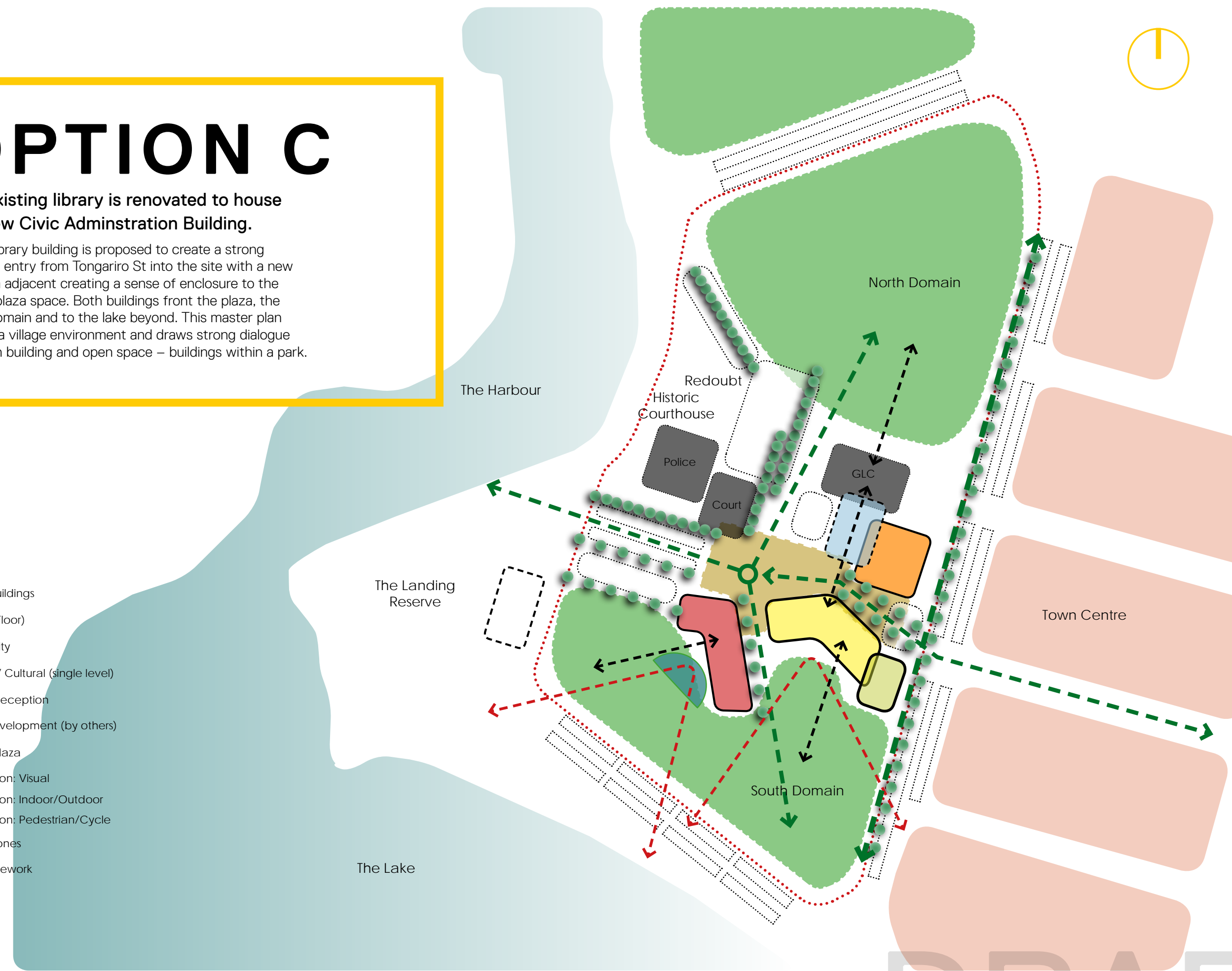
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OPTION C

The existing library is renovated to house the new Civic Administration Building.

A new library building is proposed to create a strong gateway entry from Tongariro St into the site with a new museum adjacent creating a sense of enclosure to the central plaza space. Both buildings front the plaza, the south domain and to the lake beyond. This master plan creates a village environment and draws strong dialogue between building and open space – buildings within a park.

- Key
- Existing Buildings
 - CAB (1st Floor)
 - Community
 - Museum / Cultural (single level)
 - Atrium / Reception
 - Future Development (by others)
 - Cultural Plaza
 - - - - - Connection: Visual
 - - - - - Connection: Indoor/Outdoor
 - - - - - Connection: Pedestrian/Cycle
 - Parking Zones
 - ● ● ● ● Tree Framework



DRAFT

Consolidation central and along Tongariro St creating a strong relationship with the township.



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DESIGN

OPTION D

A consolidated scheme where the new museum located on the ground floor with shared amenity spaces and council services for the community.

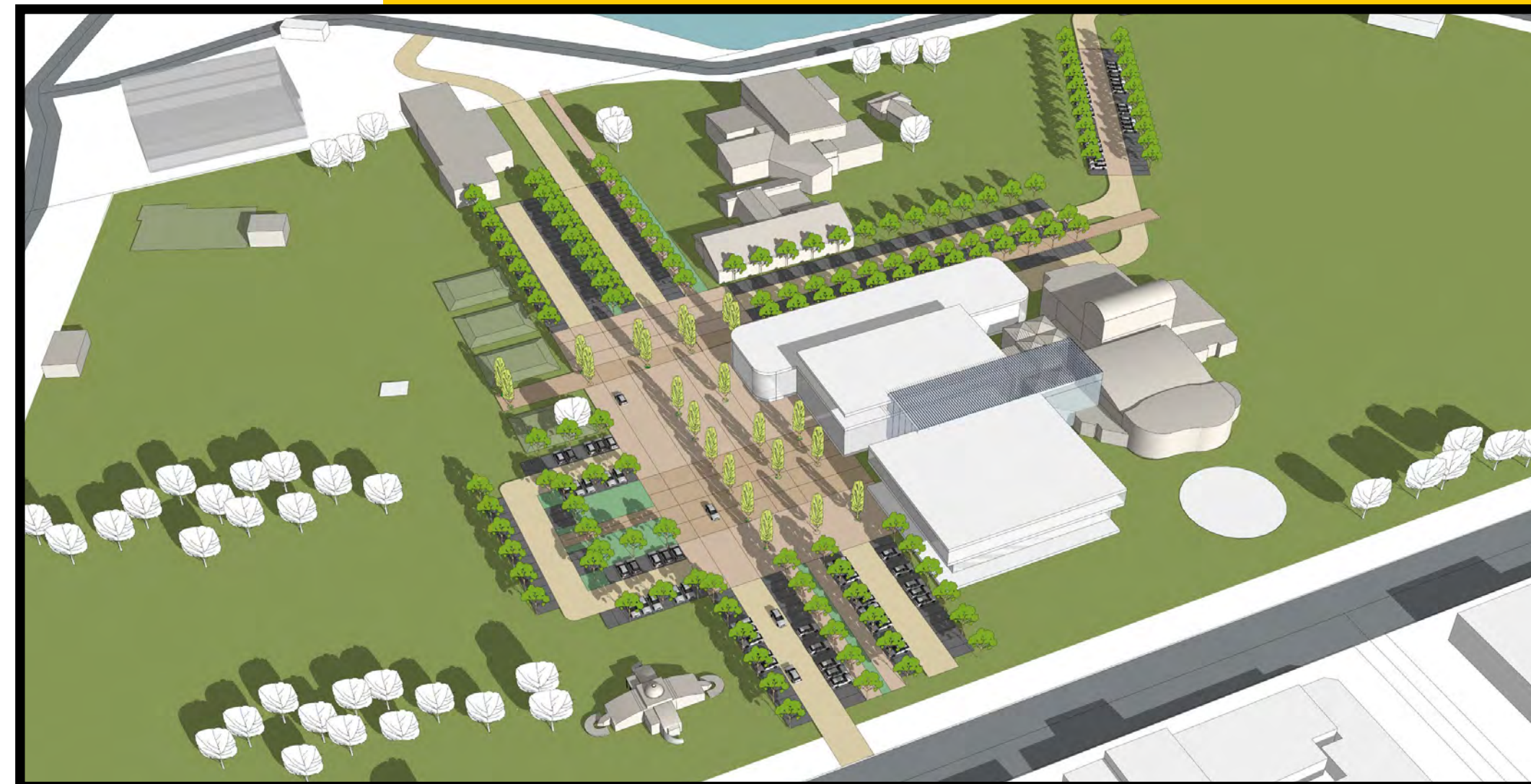
The entrance to the GLC is improved and the existing library is revitalised. The new Civic Administration Building is located on the upper floor and on top of the library. An atrium unifies all facilities together creating a vibrant interconnected cultural building. A new plaza space creates a strong boulevard arrival and directly connects with the south domain, harbour and township.

- Key
- Existing Buildings
 - CAB (1st Floor)
 - Community
 - Museum / Cultural (single level)
 - Atrium / Reception
 - Future Development (by others)
 - Cultural Plaza
 - Connection: Visual
 - Connection: Indoor/Outdoor
 - Connection: Pedestrian/Cycle
 - Parking Zones
 - Tree Framework



DRAFT

New and existing bulk consolidated in one area rather than a series of individual buildings and spaces.



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COMMUNITY ENGAGEMENT

Community engagement and consultation is a core component of the design process. Stakeholders and the wider community provided valuable feedback in the Discover, Define and Design stages of the project. There was great passion and admiration for their home and how they imagined the future Taupo should be.

Aspirations views, strong likes and dislikes were articulated through survey responses following four Masterplan options presented by the design team. After reviewing all feedback, 30 points were established to best encapsulate all the issues raised from the feedback. These points refer to positions that the community encouraged as well as ideas the community had concerns on. Key principles and points are what guided toward the preferred option.



Community is supportive of:

- A centralised downtown admin/cultural location seen as a great asset to Taupō community
- Better connection from town to the lake and river
- Be bold, be visionary
- Enthusiasm for a bigger museum
- Atrium unifying buildings, connecting existing and new
- GLC and library getting an upgrade
- A strong sense of place & proud of Taupō
- A place to tell our stories (iwi + heritage)
- Enough car parking
- Pedestrian friendly walkways
- Try to integrate green spaces and trees throughout
- Creating an enclosed plaza and village feeling
- Plaza could be more bold, stronger connection to town
- South domain becoming an inviting / open space
- Removal of bowling and tennis clubs
- Leaving the tennis club on north domain
- The Rotary and Women's clubs in shared community spaces
- Think about the next generation

Community has concerns on:

- Mixing of tourists and courthouse supporters
- Efficiency of the police to get out in an emergency
- New road at landing reserve
- Not enough car parking
- Location of buses an issue
- Traffic and pedestrians sharing space
- Quantity of vehicular movement around & within the site
- Connecting the town and precinct across Tongariro St
- Isolating GLC and library with parking and roads
- How do additional buildings add value to green space?
- Alternative locations for civic admin building sought
- Budgets, costs and rising rates

MATRIX ASSESSMENT

MASTERPLAN

	LOCAL CHARACTER	PERMEABILITY	GREEN OPEN SPACES	CULTURAL PLAZA/ THE HEART	ARCHITECTURAL FUNCTION + EXPRESSION
	THE DESIGN TO REFLECT THE CHARACTER AND IDENTITY OF 'TAUPŌ MADE' - A NEW DESTINATION. A SENSE OF LOCAL, FINER GRAIN SPACES AND OPENNESS TO THE NATURAL SURROUNDINGS.	MAXIMISE PEDESTRIAN AND CYCLING OPPORTUNITIES WITHIN THE SITE AND 'JOINING UP' THE HARBOUR, LANDING RESERVE, DOMAIN, LAKE AND TOWNSHIP.	PUBLIC ACCESS TO NORTHERN AND SOUTHERN DOMAIN STRENGTHENED AND INTEGRATED WITH PROPOSED DESIGN.	INVITING, LEGIBLE, COMFORTABLE AND ACCESSIBLE TO ALL BUILDINGS ONSITE	MAXIMISING OPPORTUNITIES TO EXPRESS VIBRANCY, ACTIVITY AND OPPORTUNITY TO REVITALISE EXISTING BUILDINGS.
A	Buildings are centrally consolidated and minimised as a series of elements creating a sense of place and destination.	Strong harbour to township connection. Visual disruption between North and South Domains.	Green space enlarged and highly accessible.	Plaza is centralised and connected to all buildings but is very large with no enclosure to the south.	An integrated approach with existing GLC and library with museum as the 'feature' standalone.
B	Consolidation focussed to the north creating stronger connection with the harbour and landing reserve.	Highly connected physically and visually to all areas.	Green space enlarged and highly accessible.	Located towards landing reserve and disconnected with GLC & Library. Appropriate size.	A unified and shared Civic Admin Building and museum building separate from the GLC and library.
C	Consolidation central and along Tongariro St creating a strong relationship with the township.	Strong physical connections but challenged with visual site lines.	Green space enlarged and highly accessible. South domain diversified & tailored to building frontage.	Central and connected with strong gateway entry from the township.	All standalone buildings with ability to express each individually.
D	New and existing bulk consolidated in one area rather than a series of individual buildings and spaces.	Highly connected physically and visually to all areas.	Green space enlarged but South Domain lacks integration with building but strong with plaza.	Rectangular in size which is less efficient. No building enclosure to the south.	Stacked approach - fully integrated with existing GLC and library.

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MASTERPLAN

	SPATIAL ENVIRONMENT + QUALITY	OPERATIONAL EFFECTIVENESS	ADAPTABILITY/ FLEXIBILITY/ STAGING	CARPARKING + VEHICULE ROUTES	COST EFFECTIVENESS
	CREATE PROTECTED AND ATTRACTIVE INTERNAL AND EXTERNAL ENVIRONMENTS.	MINIMISE OPERATIONAL, STAFFING AND MANAGEMENT COSTS.	CREATE BUILDINGS AND SPACES THAT ARE FUTURE PROOFED AND AN ABILITY TO BE A STAGED DEVELOPMENT.	EVEN DISPERSEMENT OF CAR PARKING ONSITE AND SEAMLESSLY INTEGRATED TO REDUCE IMPACT ONSITE.	MINIMISE COMPLEXITY TO MANAGE CONSTRUCTION AND MAINTENANCE COSTS.
A	Solar into buildings and external areas well considered. South west prevailing wind concern.	Existing GLC and library sharing amenities and operations with new Civic Admin Building. Museum separate.	Adaptable and flexible spaces designed. Limited expansion opportunities for Civic Admin Building, GLC and library. Library decanting required.	Car parking dispersed with zones on Tongariro St, Ferry Rd and minimal within cultural precinct.	Integrated development to minimise envelope, facade and maintenance. Staging more complex. Managed decanting processes essential for success.
B	Solar into buildings and external areas well considered. South west prevailing wind concern.	Civic Admin Building and museum operations integrated. Opportunity to connect GLC and library together.	Adaptable and flexible spaces designed. Opportunity for future expansion and staging possible.	Car parking dispersed with zones on Tongariro St, Ferry Rd and within cultural precinct concentrated at the front entrance.	Integrated development to minimise envelope, facade and maintenance.
C	Solar into all buildings and external areas well considered. Plaza well sheltered.	Civic Admin Building and museum operations separate. Existing GLC and library together.	Adaptable and flexible spaces designed. Opportunity for future expansion and staging possible.	Car parking dispersed with zones on Tongariro St, Ferry Rd and minimal within cultural precinct.	Staging of project simpler. Separate buildings means no sharing of structure and envelope.
D	North of Southern Domain exposed with no shelter to prevailing wind.	Fully integrated with shared amenities and operations.	Adaptable and flexible spaces designed. Restricted future expansion. Staging possible but challenging with disruption to operations.	Car parking dispersed with zones on Tongariro St, Ferry Rd and minimal within cultural precinct.	Integrated development to minimise envelope, facade and maintenance. Staging more complex. Managed decanting processes essential for success.

DRAFT

DESIGN

PREFERRED OPTION

MASTERPLAN

LOCAL CHARACTER

THE DESIGN TO REFLECT THE CHARACTER AND IDENTITY OF 'TAUPŌ MADE' - A NEW DESTINATION. A SENSE OF LOCAL, FINER GRAIN SPACES AND OPENNESS TO THE NATURAL SURROUNDINGS.

PERMEABILITY

MAXIMISE PEDESTRIAN AND CYCLING OPPORTUNITIES WITHIN THE SITE AND 'JOINING UP' THE HARBOUR, LANDING RESERVE, DOMAIN, LAKE AND TOWNSHIP.

GREEN OPEN SPACES

PUBLIC ACCESS TO NORTHERN AND SOUTHERN DOMAIN STRENGTHENED AND INTEGRATED WITH PROPOSED DESIGN.

CULTURAL PLAZA/ THE HEART

INVITING, LEGIBLE, COMFORTABLE AND ACCESSIBLE TO ALL BUILDINGS ONSITE

ARCHITECTURAL FUNCTION + EXPRESSION

MAXIMISING OPPORTUNITIES TO EXPRESS VIBRANCY, ACTIVITY AND OPPORTUNITY TO REVITALISE EXISTING BUILDINGS.

A

Buildings are centrally consolidated and minimised as a series of elements creating a sense of place and destination.

Strong harbour to township connection. Visual disruption between North and South Domains.

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Central and connected with strong gateway entry from the township.

All standalone buildings with ability to express each individually.

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Rectangular in size which is less efficient. No building enclosure to the south.

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DRAFT

MASTERPLAN

SPATIAL ENVIRONMENT + QUALITY

CREATE PROTECTED AND ATTRACTIVE INTERNAL AND EXTERNAL ENVIRONMENTS.

OPERATIONAL EFFECTIVENESS

MINIMISE OPERATIONAL, STAFFING AND MANAGEMENT COSTS.

ADAPTABILITY/ FLEXIBILITY/ STAGING

CREATE BUILDINGS AND SPACES THAT ARE FUTURE PROOFED AND AN ABILITY TO BE A STAGED DEVELOPMENT.

CARPARKING + VEHICULE ROUTES

EVEN DISPERSION OF CAR PARKING ONSITE AND SEAMLESSLY INTEGRATED TO REDUCE IMPACT ONSITE.

COST EFFECTIVENESS

MINIMISE COMPLEXITY TO MANAGE CONSTRUCTION AND MAINTENANCE COSTS.

A

Solar into buildings and external areas well considered. South west prevailing wind concern.

Existing GLC and library sharing amenities and operations with new Civic Admin Building. Museum separate.

Adaptable and flexible spaces designed. Limited expansion opportunities for Civic Admin Building, GLC and library. Library decanting required.

Car parking dispersed with zones on Tongariro St, Ferry Rd and minimal within cultural precinct.

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DESIGN



DELIVER

“ Production of the Masterplan
Architectural and Public
Realm Intent
Staging Recommendations
**The design team have
developed the preferred
design concept, staying
true to design, the
details and robust
commercial outcomes.**
”

EXISTING PLAN

A



STORY PLACE ENTRANCE

B



NORTH-SOUTH BOARDWALK

C



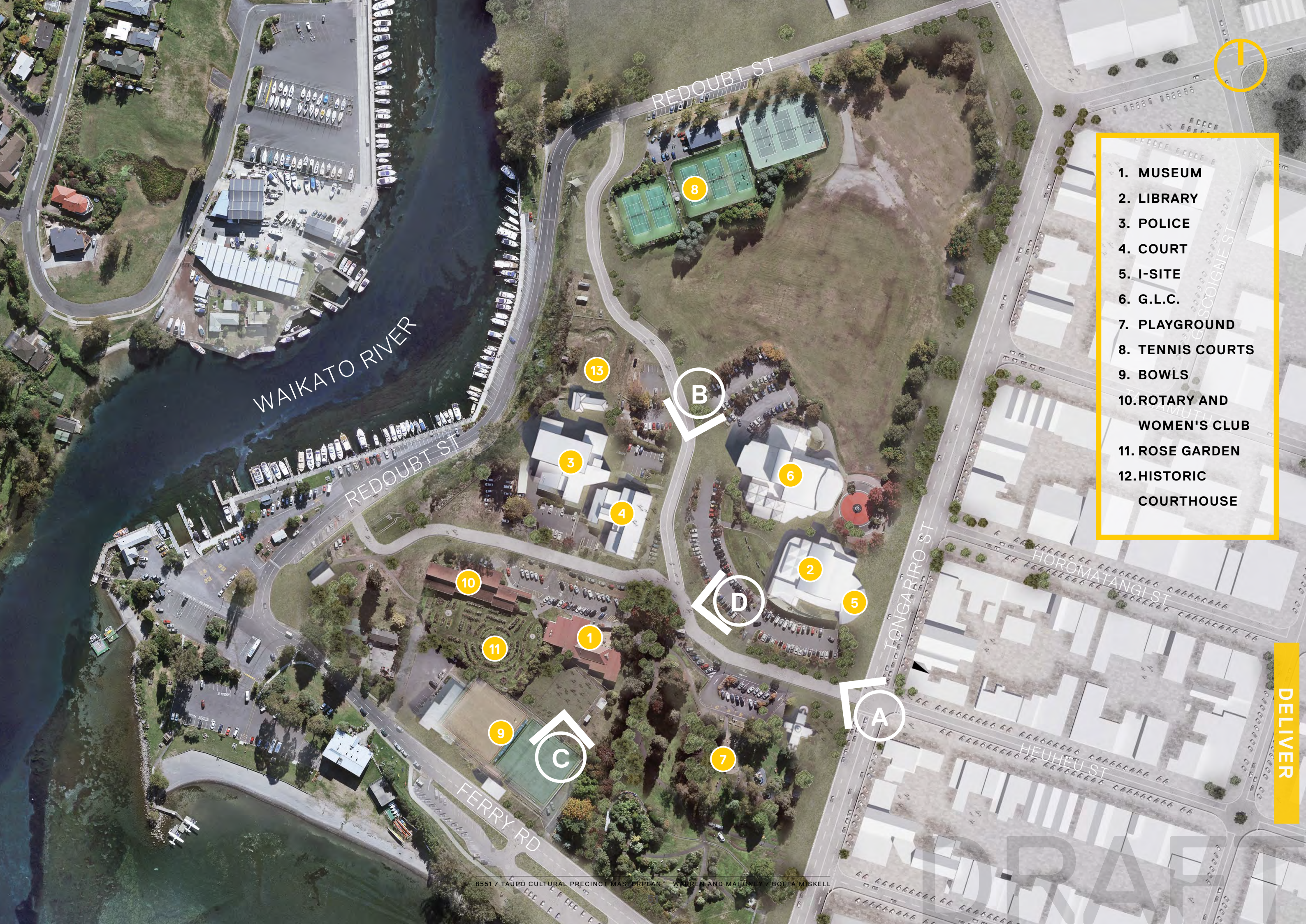
VIEW FROM FERRY ROAD

D



CENTRAL PLAZA

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1. MUSEUM
2. LIBRARY
3. POLICE
4. COURT
5. I-SITE
6. G.L.C.
7. PLAYGROUND
8. TENNIS COURTS
9. BOWLS
10. ROTARY AND WOMEN'S CLUB
11. ROSE GARDEN
12. HISTORIC COURTHOUSE

DELIVER

PROPOSED MASTERPLAN



STORY PLACE ENTRANCE



NORTH-SOUTH BOARDWALK



VIEW FROM FERRY ROAD



CENTRAL PLAZA

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- 1. CIVIC ADMIN BUILDING
- 2. MUSEUM
- 3. LIBRARY
- 4. POLICE
- 5. COURT
- 6. I-SITE
- 7. G.L.C.
- 8. DESTINATION PLAYSPACE
- 9. COMMUNITY
- 10. ROSE GARDEN
- 11. HISTORIC COURTHOUSE

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STORY PLACE ENTRANCE

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NORTH-SOUTH BOARDWALK

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TERRACED SEATING



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CENTRAL PLAZA



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CULTURAL PLAZA

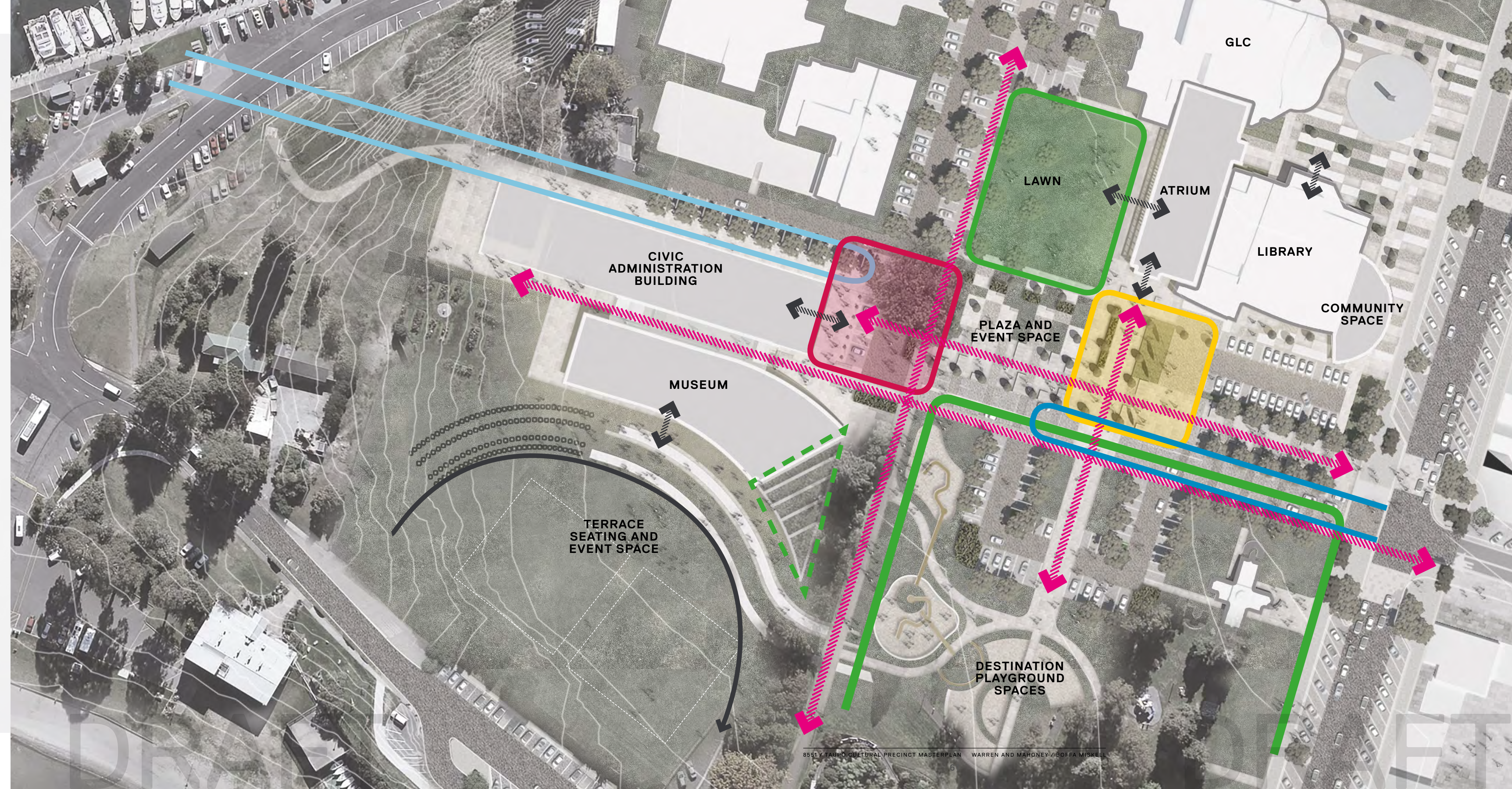
1. Open Lawn Area - adjacent to new GLC/Library Atrium. Can be used for informal recreation activities & small events / marquees
2. Semi-formalised plaza space - seating and gathering space / transition zone between lawn area and hard-surfaced plaza zone. This space can also include nature play elements for young children to extend the play experience into the cultural plaza zone.
3. Main cultural plaza zone - multi-functional hard surface for markets, events and general use for gatherings and relaxation. Includes native planting & low impact storm-water treatment devices.
4. Shared space road zone - pedestrian, cycle & vehicles - with high pedestrian priority and slow vehicle speeds. This zone can be closed of completely or partially during certain activities i.e. Sunday farmers markets. Includes low planting pockets to reduce vehicle speeds through side friction.
5. Pedestrian axis linking directly between southern domain and new GLC/library atrium.
6. Parking zone for southern domain & redeveloped destination playspace
7. Upgraded plaza area surrounding upgraded library and GLC & shared space parking zone.
8. Main North South green connector spine (cycle & pedestrian) on flush timber boardwalk
9. Primary east west cycle and pedestrian spine, connection to redeveloped & pedestrianised Tongariro Street corridor
10. New GLC/library atrium
11. Museum & civic administration building entry plaza zone
12. New destination playground
13. Outdoor terraced seating looking towards lake & mountains
14. Redeveloped Tongaririo Street corridor
15. Pedestrian & cycle path linking to harbour & river
16. Internal link road to Redoubt Street / Ferry Road
17. Updated rose garden



CULTURAL PLAZA

Diverse settings to enable day and night events all seasons during the year

- FORMAL LANDSCAPED PATHWAY CONNECTION TO LANDING RESERVE
- MARKETS/FESTIVE EVENTS. POTENTIAL TO EXPAND INTO PLAZA SPACE. POTENTIAL AREA TO EASE PRESSURE OFF NORTHERN DOMAIN GRASSED EVENT. POTENTIAL TO OPEN ATRIUM SPACE AND UTILISE LAWN AREA FOR EVENTS CONNECTED TO GLC AND LIBRARY
- CAFE AND BEVERAGE SPILL OUT
- FORECOURT ARRIVAL ZONE. POTENTIAL FOR LIBRARY RELATED EVENTS SUCH AS A BOOK FAIR
- FORMAL LANDSCAPED ENTRANCE INTO CULTURAL PRECINCT
- SOUTHERN DOMAIN INCLUDING CHILDREN'S TRAIN, PLAYGROUND AND PARK
- - - ELEVATED OUTDOOR SEATING VIEWING PLATFORM
- ARTS CENTRE AND MUSEUM RELATED ACTIVITIES AND THEATRICAL EVENTS COULD SPILL OUT INTO TERRACED AREA. OPPORTUNITY TO EXPAND MUSEUM ACTIVITY BEYOND BUILDING. LAKE VIEWING PLATFORM.
- - - PEDESTRIAN AND CYCLE CONNECTIONS
- - - KEY CONNECTIONS

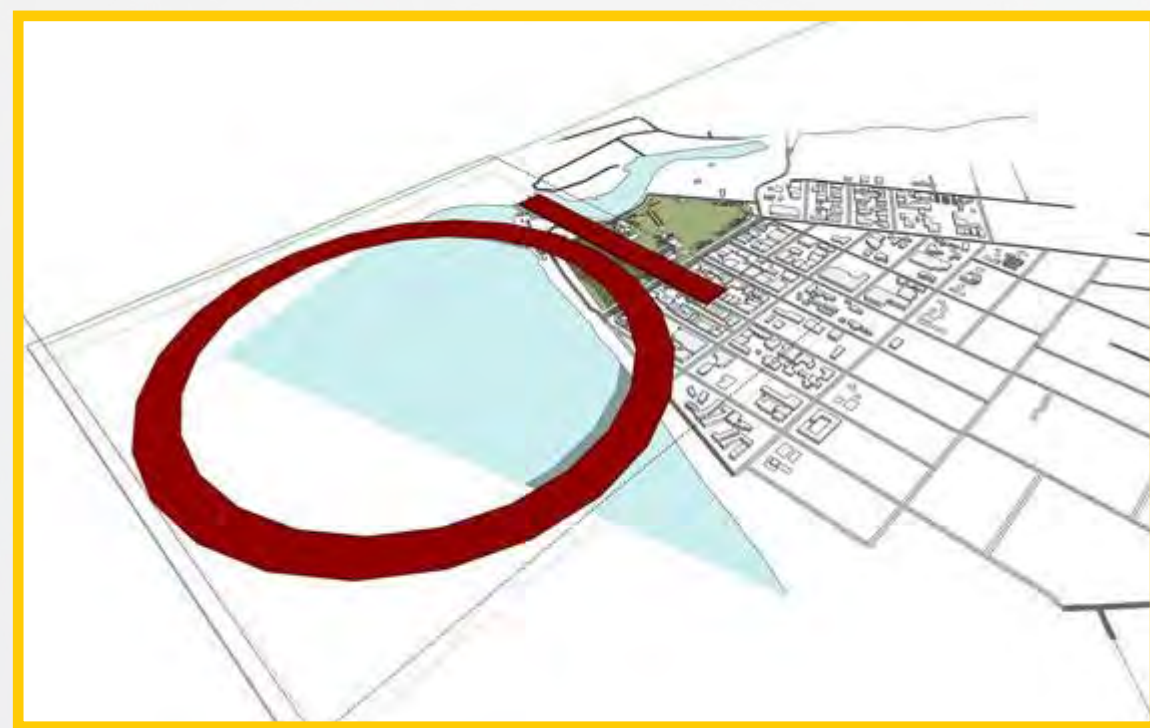


CONCEPTUAL FORM

The wide curve and straight form has been inspired by symbolic Māori design.

CONCEPTUAL FORM

The curve opens up towards the harbour and is anchored into the landscape by the linear edge.

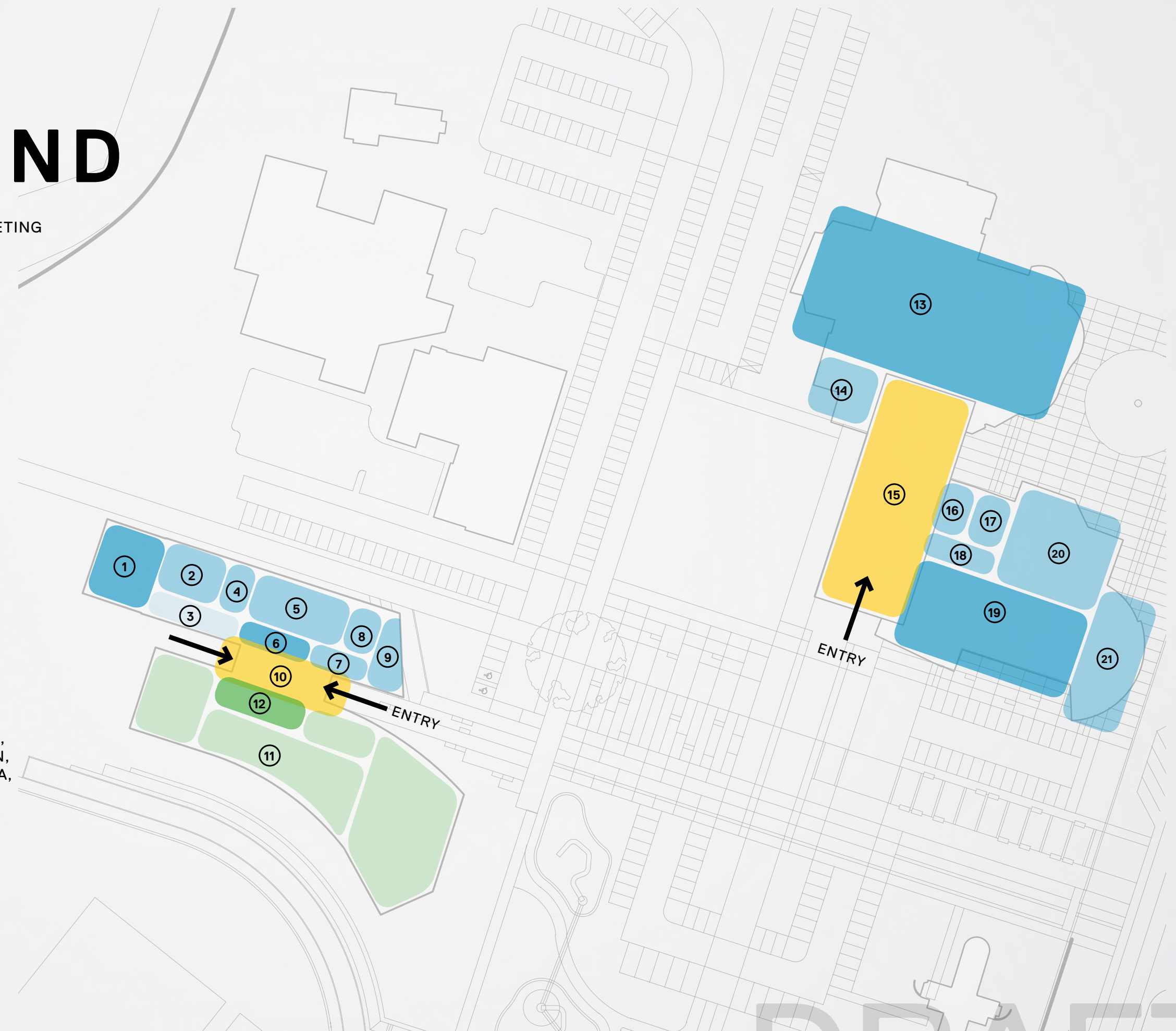


EARLY DIGITAL OVERLAY



GROUND

1. COMMUNITY, SHARED MEETING SPACES
2. COUNCIL CHAMBERS
3. CORE AND W/C
4. CIVIL DEFENCE
5. SERVICE AND ADMIN
6. RECEPTION/WAITING
7. I-SITE
8. RETAIL
9. CAFE
10. LOBBY/EXHIBITION
11. GALLERY
12. RECEPTION
13. EXISTING GLC
14. ADMIN/RECEPTION
15. LOBBY/EXHIBITION SPACE
16. ADMIN
17. RESEARCH ARCHIVE
18. RECEPTION
19. LIBRARY/GENERIC
20. WORKROOM (WHAKAPAPA, RESOURCES, DIGITISATION, RETROGRAPHICS, IT MEDIA, CHILDREN)
21. COMMUNITY SPACE



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UPPER

1. COMMON SOCIAL HUB
2. WORKPLACE
3. CORE AND W/C
4. MEZZANINE (ADMIN/STAFF ROOM, MEETING AND EDUCATION ROOMS)



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LANDSCAPE

Entry Planting:

- The formal arrangement of large-stature trees contributes a defined entry.
- The scale of planting gives visual priority to the entry, instilling a sense of arrival.
- Ordered and structured planting denotes the quality of the broader precinct.

Plaza Planting:

- A diversity of planting bed size and arrangement informs the structure of the plaza.
- Planting with seasonal interest contributes a dynamic and vibrant space, year-round.
- Considered tree placement provides opportunities for both shade and sun throughout the day.

Lawn Area:

- A flexible lawn area with the ability to accommodate a range of uses and events.
- Deciduous trees that provide shade in the summer and sun in the winter.
- Open and inviting interface with adjoining buildings.

Green Spine:

- A linear park, connecting the areas of open space to the north and south of the precinct.
- Structured tree planting frames views along the axis, with resulting vistas of Lake Taupō.
- A variety of planting areas provides a range of spaces for respite and relaxation.

Playground:

- Planting that aligns with CPTED (Crime Prevention Through Environmental Design) principles, for a safe environment.
- Opportunities for nature play, with soft, resilient and textural planting included in play spaces.
- Trees located in proximity to play and gathering spaces, providing appropriate shade.

Bowling and Tennis:

- Relocation of these facilities will be in alignment to the "Sports and Recreation Strategies" Tongariro Domain Reserve Management Plan.

- ENTRY
- PLAZA
- LAWN
- GREEN SPINE
- PLAYGROUND




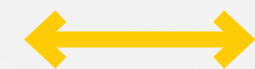

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LANDSCAPE PRECEDENT IMAGERY



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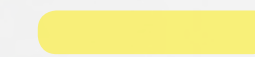
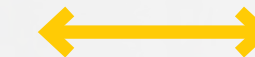



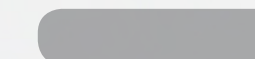
PEOPLE CONNECTIONS

-  PRIMARY GREEN SPINE, SHARED PEDESTRIAN LINK
-  PRIMARY CYCLE AND PEDESTRIAN CONNECTIONS
-  SECONDARY CYCLE AND PEDESTRIAN CONNECTIONS



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MASTERPLAN TRAFFIC AND PARKING

-  PARKING
-  MAIN ROADS
-  SHARED PEDESTRIAN PATHS
-  SECONDARY INTERNAL VEHICULAR ROUTES
-  POTENTIAL LINK ROAD SUBJECT TO TRAFFIC MODELLING
-  SHARED SPACE

Bus stops are intended to be relocated from Tongariro Street to another location (yet to be determined as part of TDC Transport Strategy currently underway).



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DELIVER

MASTERPLAN BULK + MASSING



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METRICS

MUSEUM	EXISTING	PROPOSED
Foyer (if standalone)		80
Airlock		10
Administration		16
Staff work space		25
Manager/Meeting Room		25
Gallery – main museum		250
Gallery – main wharenui (Reid 160m ² + Spa 180m ² x2) + Hinana pataka 60m ²		400
Gallery - taonga	180	
Gallery - art	100	
Gallery – temporary	200	
Education Room	72	
Education Resources Room	14	
Collections store (onsite)	120	
Collections store and work area (Tūwharetoa)	180	
Exhibition store (plinths etc)	45	
Workshop	30	
Loading bay	60	
Clean work area	30	
Work and Preparatory areas	85	
Lift	15	
Plant	50	
Sprinkler Room	10	
Cleaners Cupboard	6	
	947 m²	2,608 m²

I-SITE & COMMUNITY	EXISTING	PROPOSED
Retail (incl Museum retail)		60
Retail Storage		30
Café + Kitchen		130
Bag Storage		20
Security		10
Administration		20
Meeting Room		35
Community Meeting Space		657
	214 m²	962 m²

LIBRARY / RESEARCH CENTRE	EXISTING	PROPOSED
Library / Generic	1,722	1,500
Returns	incl above	50
Workroom	62	90
Workroom mezzanine	145	0
Subtotal	1929	1,640
Community Engagement		
Research Room		100
Research Room Archive + Council Archives	(offsite)	200
Whakapapa/Genealogy Resources		25
Digitisation		20
Reprographics		20
IT & Media		85
Engaged research area (teen)		85
Children's (inside/outside)		70
	1929 m²	2,245 m²

Civic Administration Building	EXISTING	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
		2,520 m²

GLC	EXISTING	PROPOSED
	2,164m²	2,524m²

PARKING	EXISTING		PROPOSED		+ OR -		
GLC	244	2	246	327	4	331	+85
Museum	36	1	37	27	2	29	-8
Court	14	2	16	12	2	14	-2
Police	21	1	22	21	1	22	0
Northern Domain	0		0	19		19	+19
Tongariro St (West Side)	52		52	93		93	+41
	367	6	373	499	9	508	+135

STANDARD
ACCESSIBLE

DRAFT

DELIVER

