

architects

interiors

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Whakatipu Community Hub
Concept Design
April 2025



3 x 6



CARVED OUT BY THE HANDS OF
MANY. CREATED BY **PEOPLE** FOR
PEOPLE



AN EXERCISE IN **PLACEMAKING**,
WITH AN OUTCOME THAT IS
UNAPOLOGETICALLY **HUMAN**



A **CELEBRATION** OF SITE AND
PLACE

SITE ANALYSIS

ENVIRONMENTAL CONDITIONS





PRECEDENT PROJECT - THE KOLLECTIVE

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Tauranga's first architecturally designed and built for purpose Co-working building. Selected as a parcel from the Historic village and discussed with local Iwi, the brief was to design an office space for both the client as well as community groups. Initially intended as an activity based working environment, from the beginning of the project the idea of a co-working space was encouraged to allow flexibility for the constant changing requirements of a workspace. A then uncommon concept in Tauranga that would lead the way for future commercial developments.

In keeping with the vernacular, the site responds to the local context. The barns and sheds in the historic village are reflected through the form and scale of the design.

While local railways and truss systems are referenced in the construction. The plan needed to be open and flexible and fit 150 workstations. Originally the amenities were located within the main building however after contemplation it was decided to create two parts to the overall design.

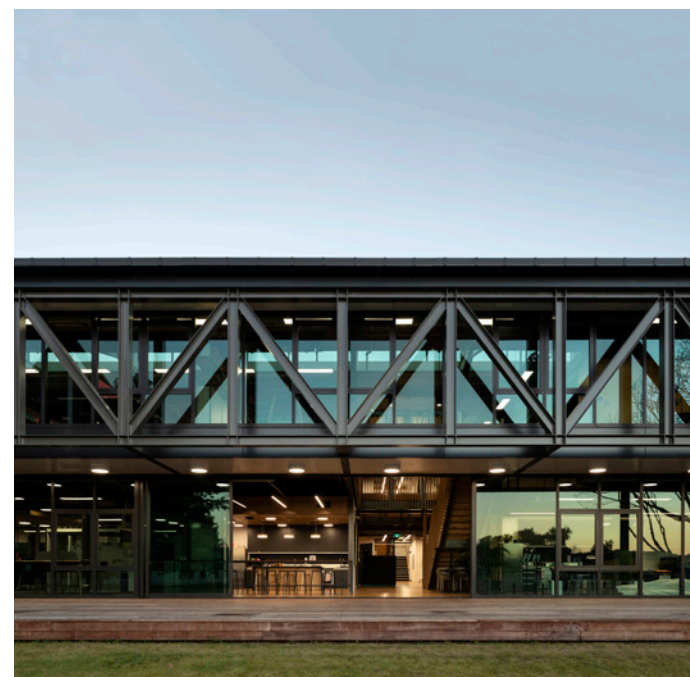
The amenities were pushed out of the main building creating a new secondary building connected by a central core acting as the main form of circulation. This allowed the main building to be opened up, achieving the desired flexible open workspace while reducing overall costs and breaking up the large mass into shed like forms that responded to the scale of the surrounding architecture. Through this all workers were able to have a view and a connection to the outdoor area.

2019 Best Awards Gold: Workplace Environments

2019 Interior Awards: Finalist

2019 NZ National Property Awards Finalist

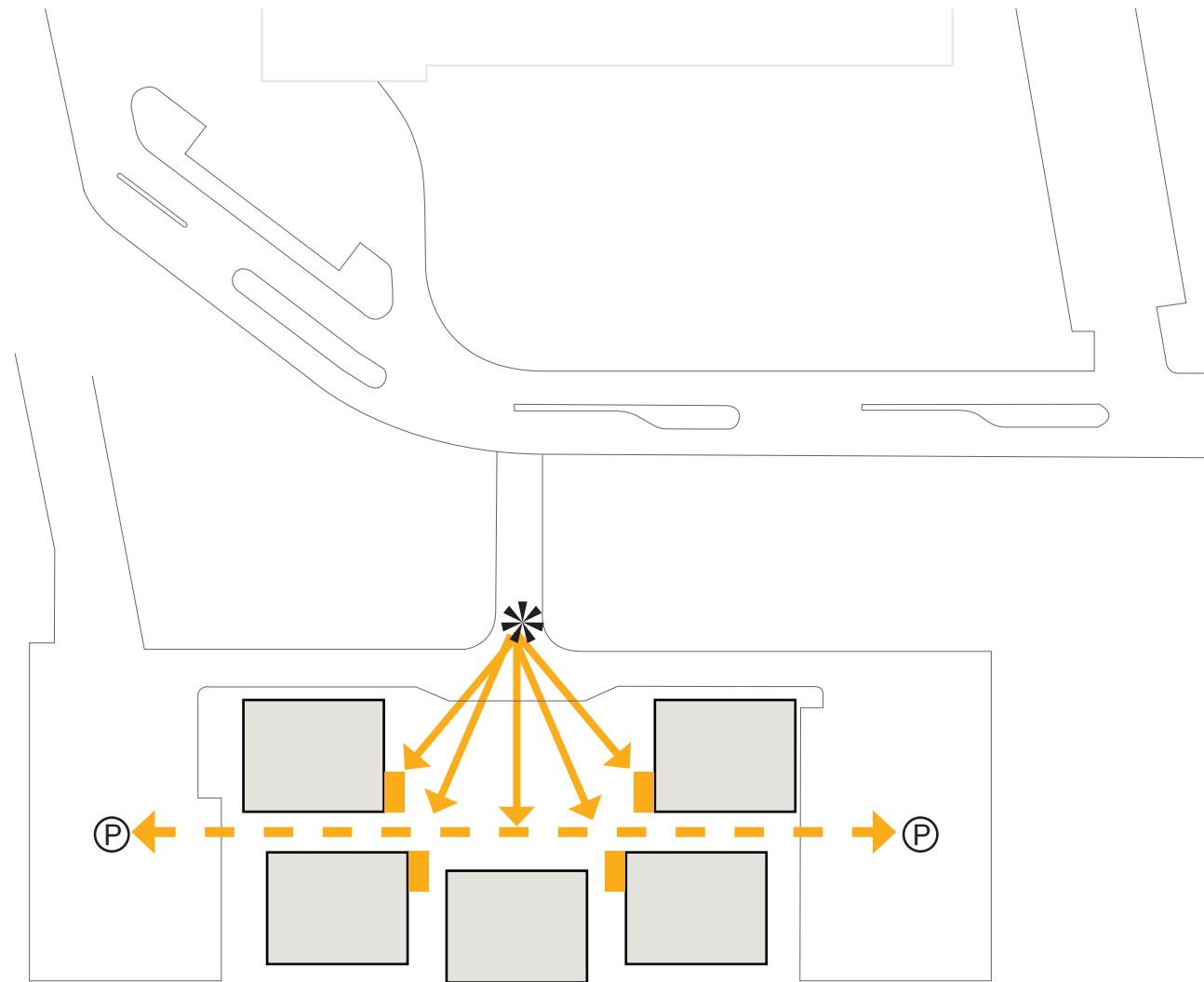
2019 NZIA Waikato Bay of Plenty Architecture Award



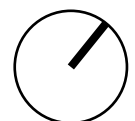
PLANNING DIAGRAMS

INTUITIVE WAYFINDING

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1. Establish zones of **building identity** that assist with intuitive **wayfinding**

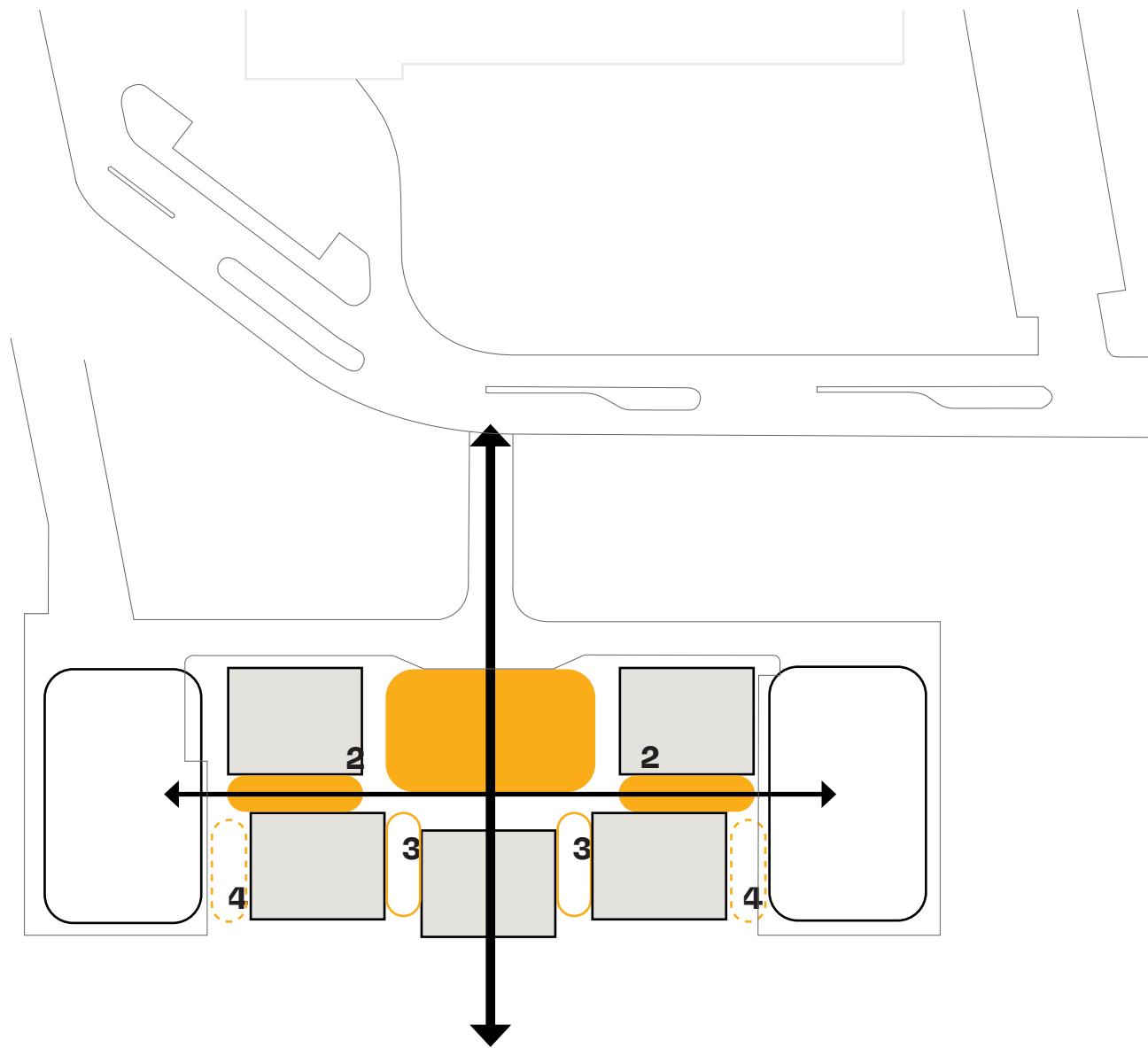


TWO LEVEL SCHEME

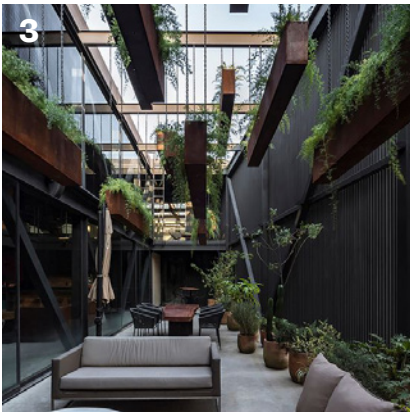
PLANNING DIAGRAMS

SPATIAL HIERARCHY

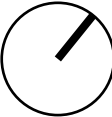
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2. Establish **hierarchy** of internal & external spaces



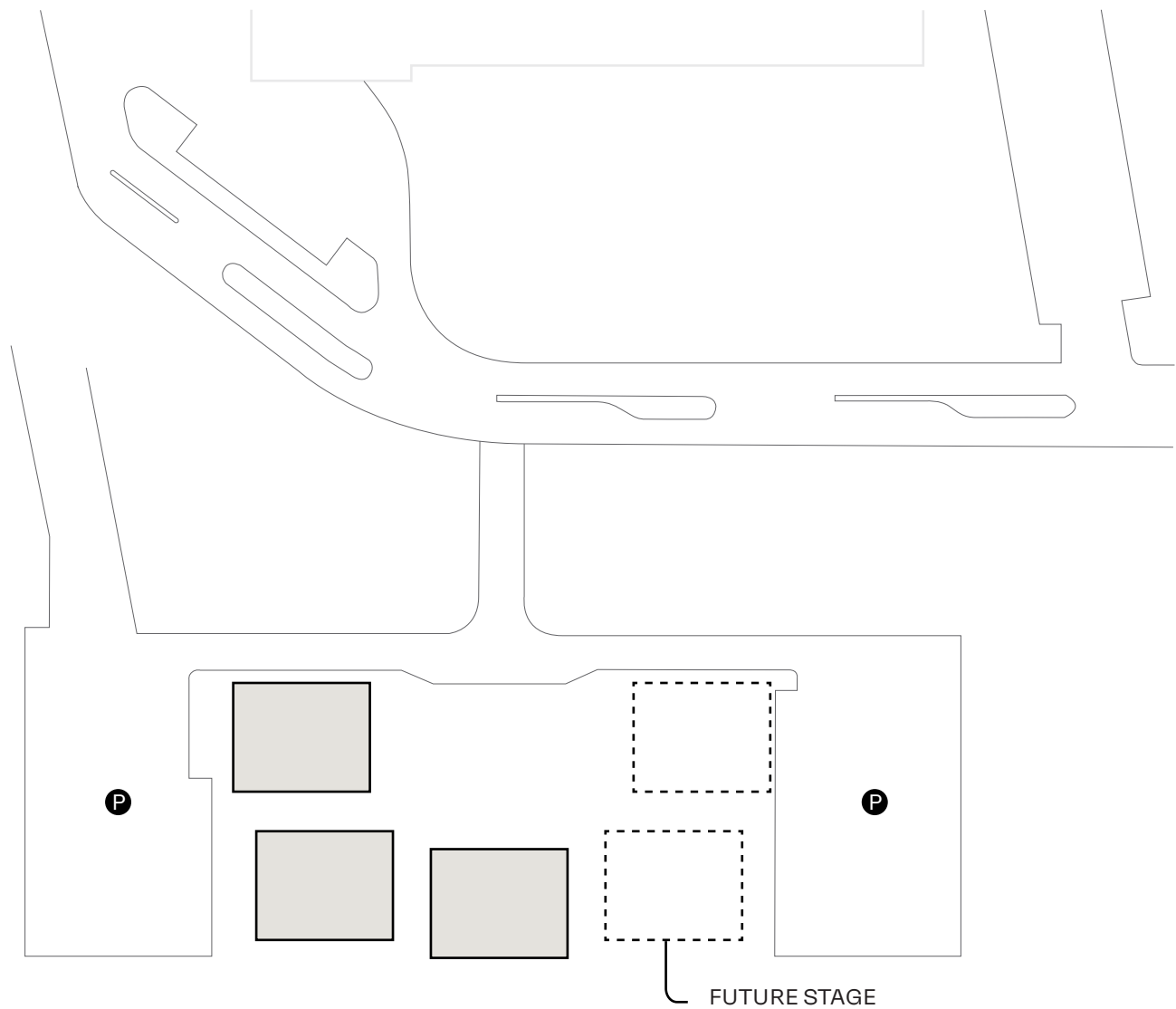
- 1. Primary piazza. Calm, inviting, heavily landscaped. “Park-like”
- 2. Primary inter-building zones. “Internal street”
- 3. Secondary inter-building zones. Outdoor function space for tenants
- 4. Optional outdoor zones - Tenant specific break-out spaces (E.g. contained children’s playground)



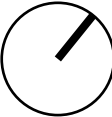
TWO LEVEL SCHEME

PLANNING DIAGRAMS

POSSIBLE STAGING DIAGRAM



5. East end of the site is reserved for possible future addition of Stage 2 for support activities

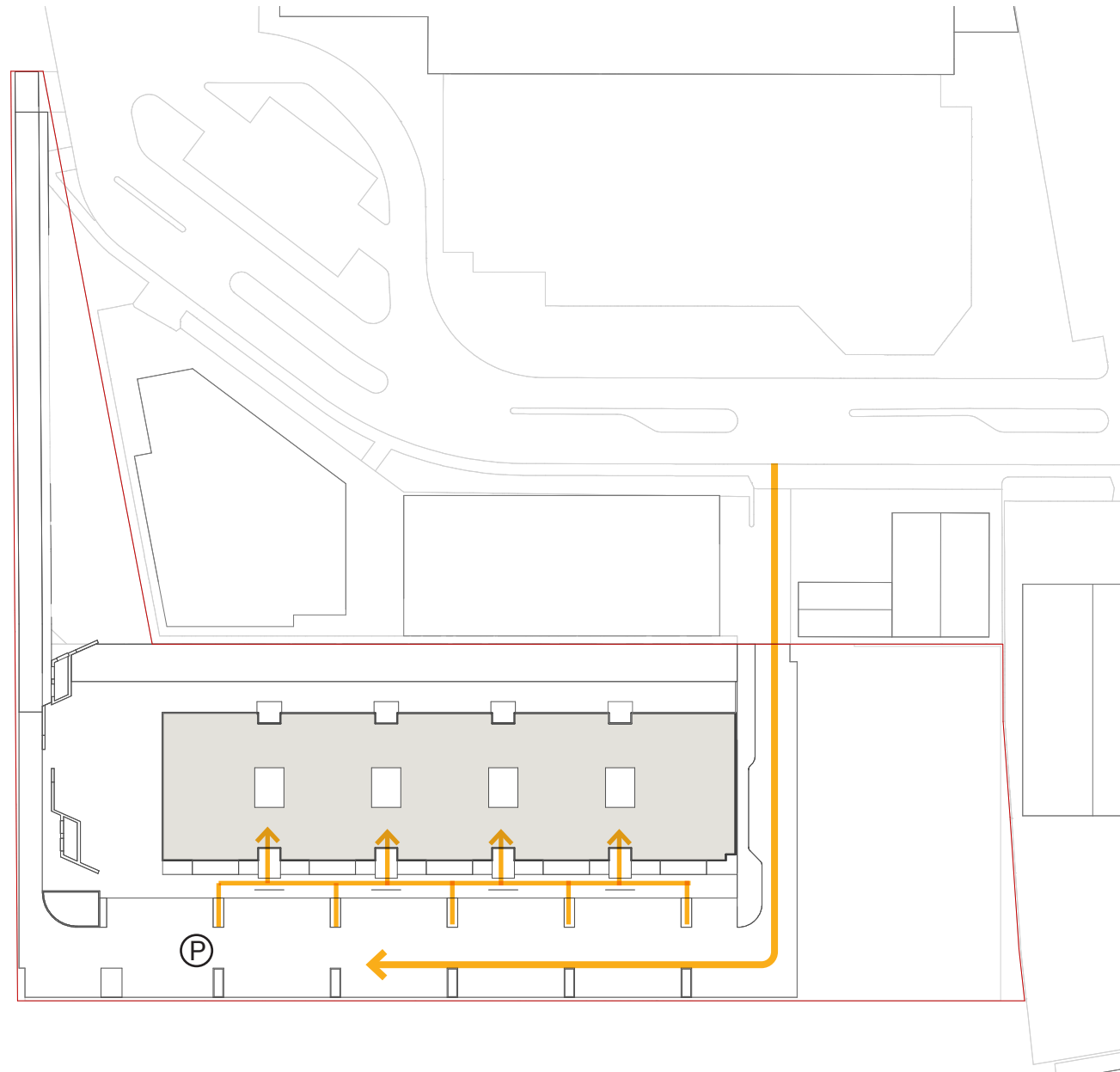


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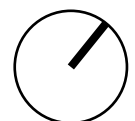
PLANNING DIAGRAMS

INTUITIVE WAYFINDING

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1. Vehicle & pedestrian entry from ROW off Murchison Rd. Building entry points expressed with negative roof form. Modesty wall in front of entry lobby allows covert entry.

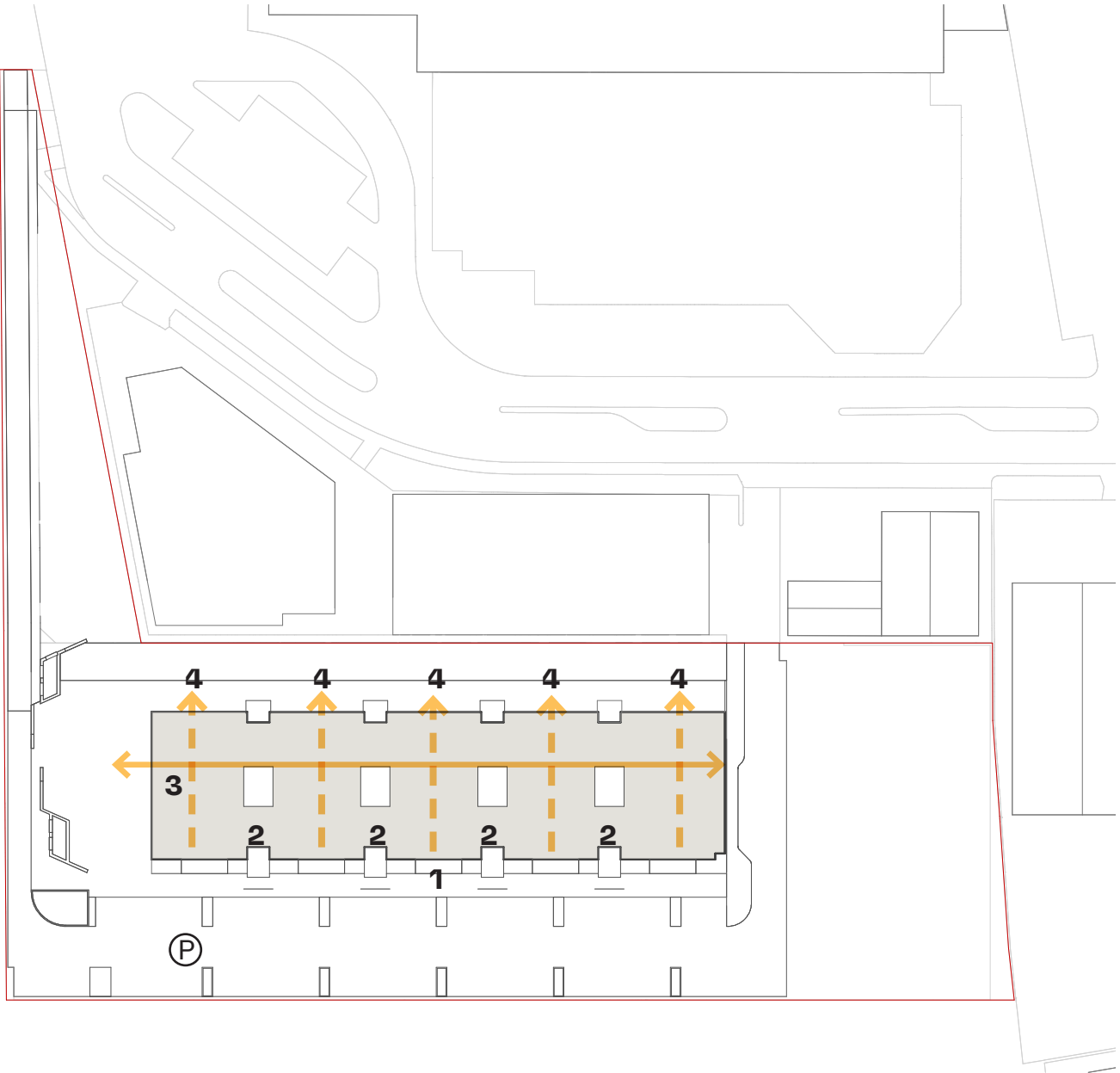


SINGLE LEVEL SCHEME

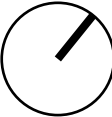
PLANNING DIAGRAMS

SPATIAL HIERARCHY

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- 1. Primary arrival point. Tree-lined 'Promenade'
- 2. Shared building entry points with skylight over
- 3. Meeting place/ cafe with covered outdoor area
- 4. Tenant specific break-out spaces (E.g. contained children's playground)



SINGLE LEVEL SCHEME

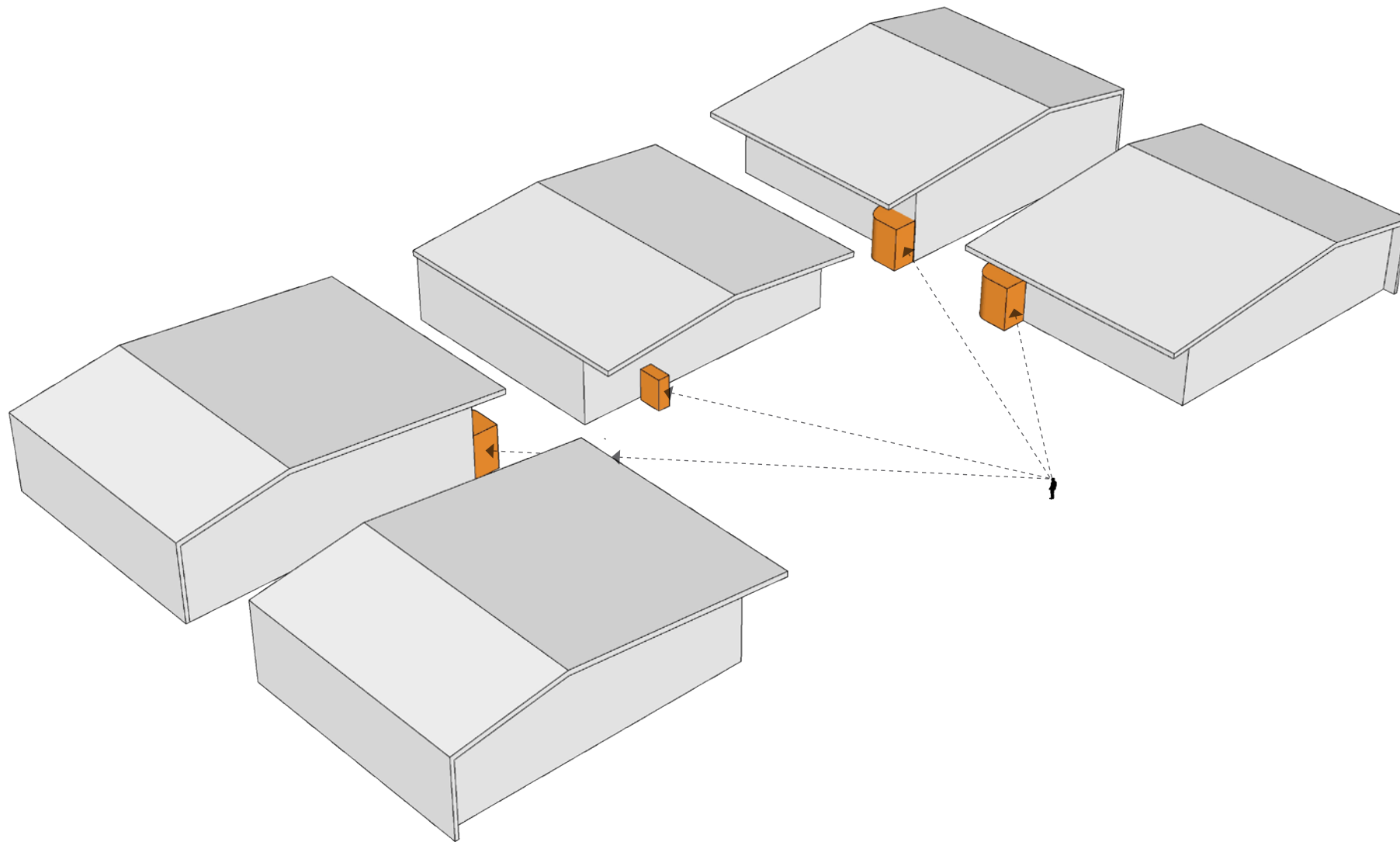
2. Establish **hierarchy** of internal & external spaces



PRIMARY WAYFINDING STRATEGY

BUILDING IDENTIFIERS INCORPORATED INTO THE ARCHITECTURE

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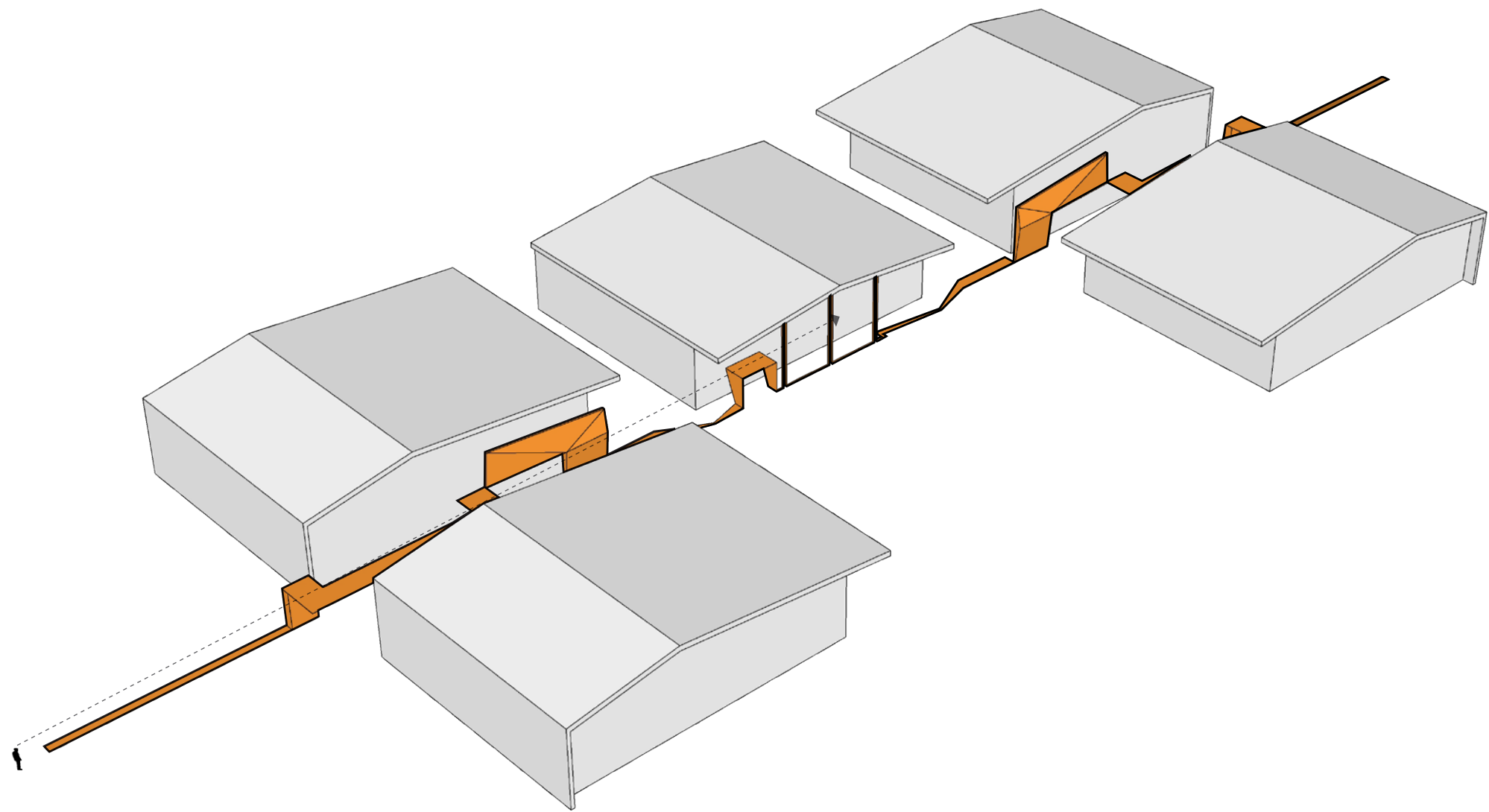


TWO LEVEL SCHEME

SECONDARY WAYFINDING STRATEGY

PHYSICALLY AND CONCEPTUALLY CONNECTING THE BUILDINGS ALONG A SINGLE PATH

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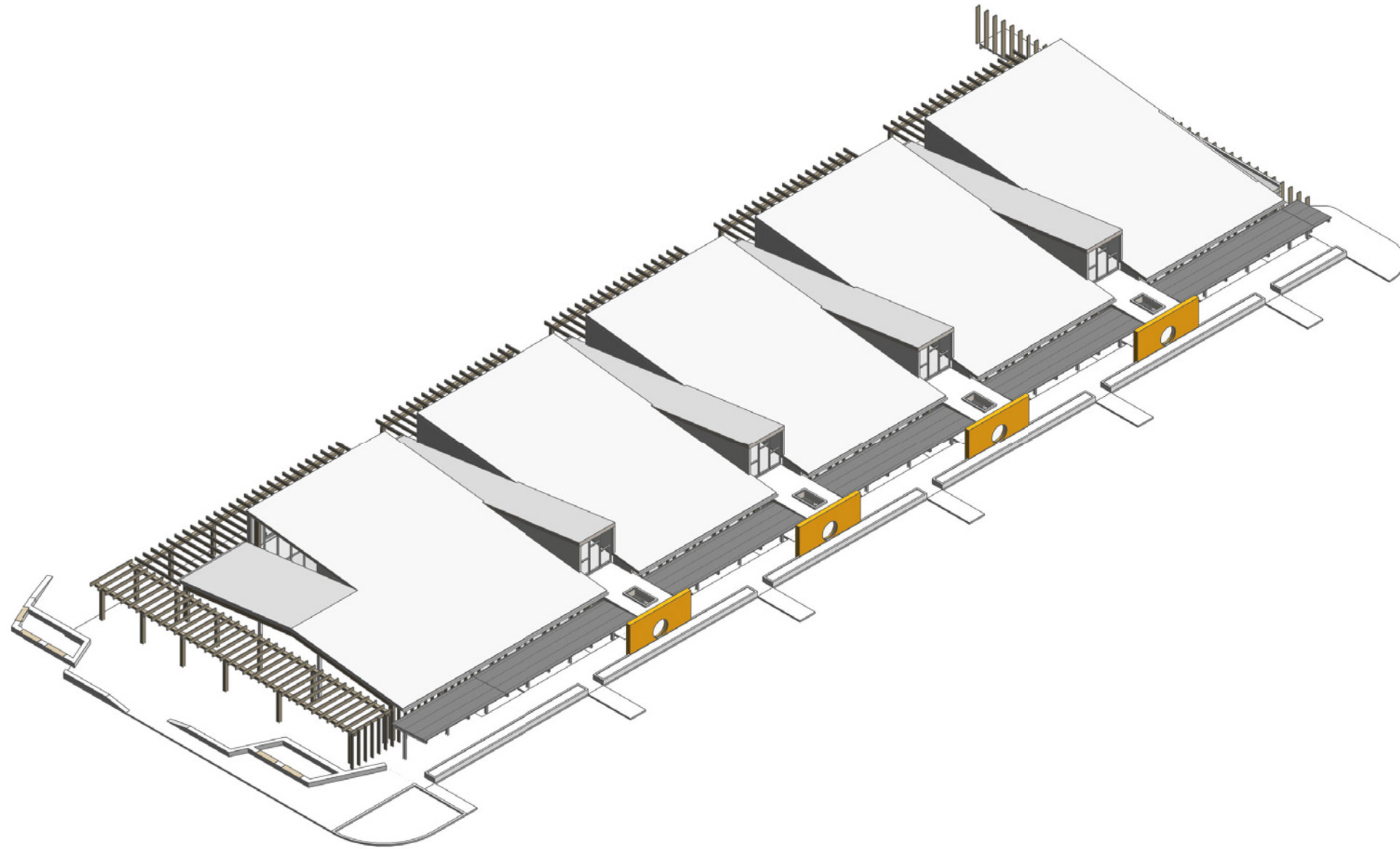


TWO LEVEL SCHEME

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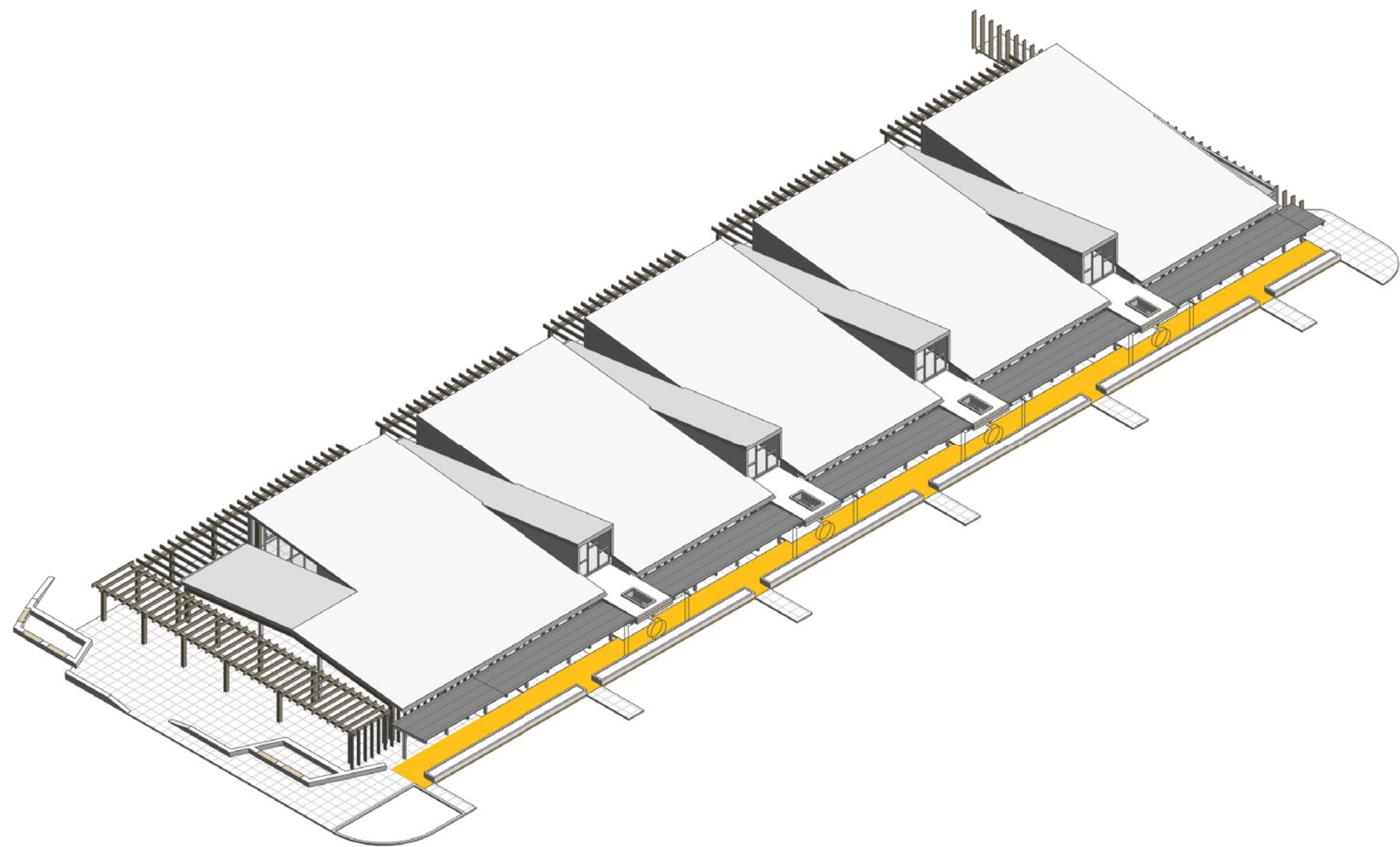


SINGLE LEVEL SCHEME

SECONDARY WAYFINDING STRATEGY

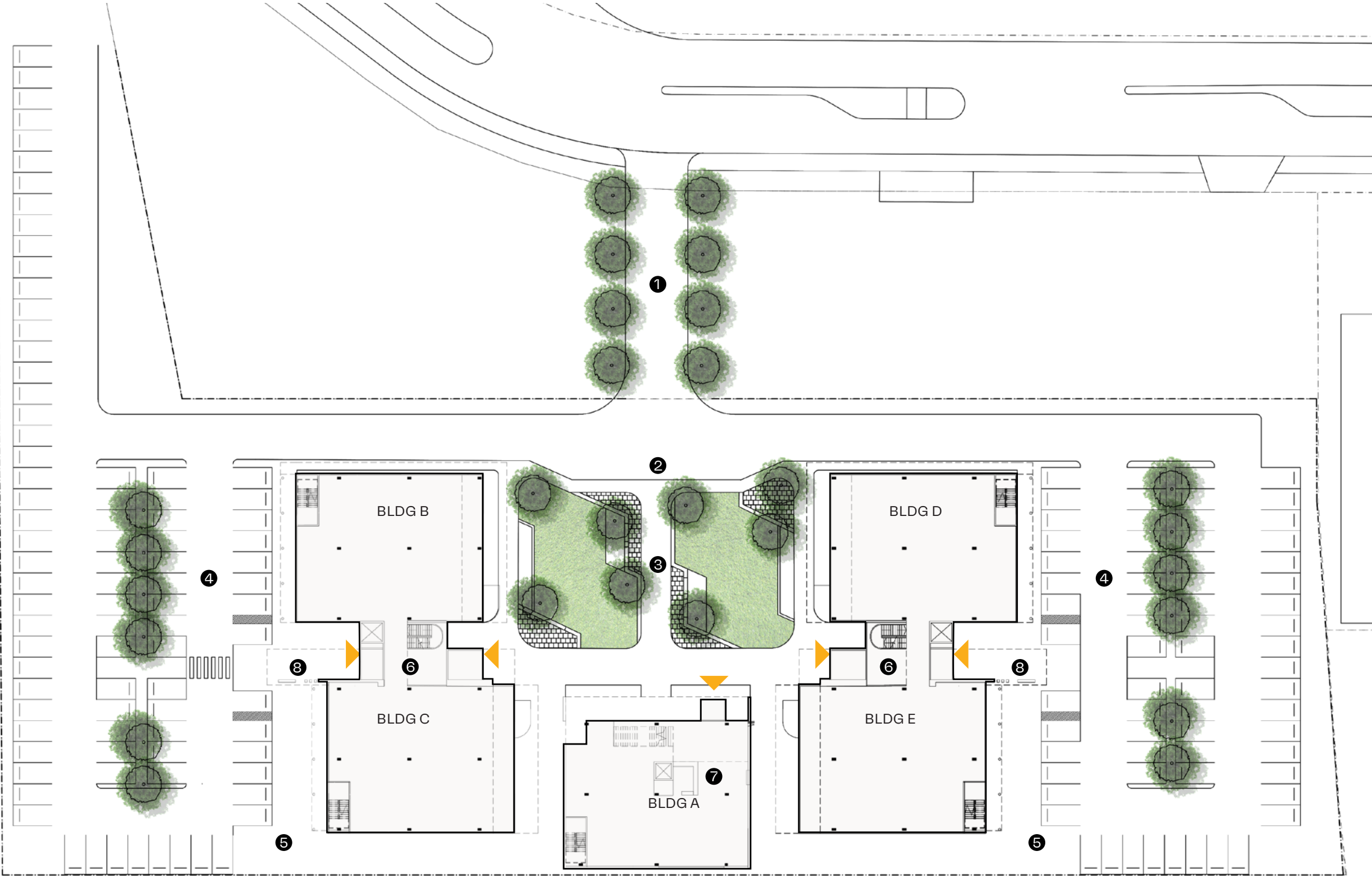
PHYSICALLY AND CONCEPTUALLY CONNECTING THE BUILDINGS ALONG A SINGLE PATH

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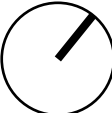


SINGLE LEVEL SCHEME

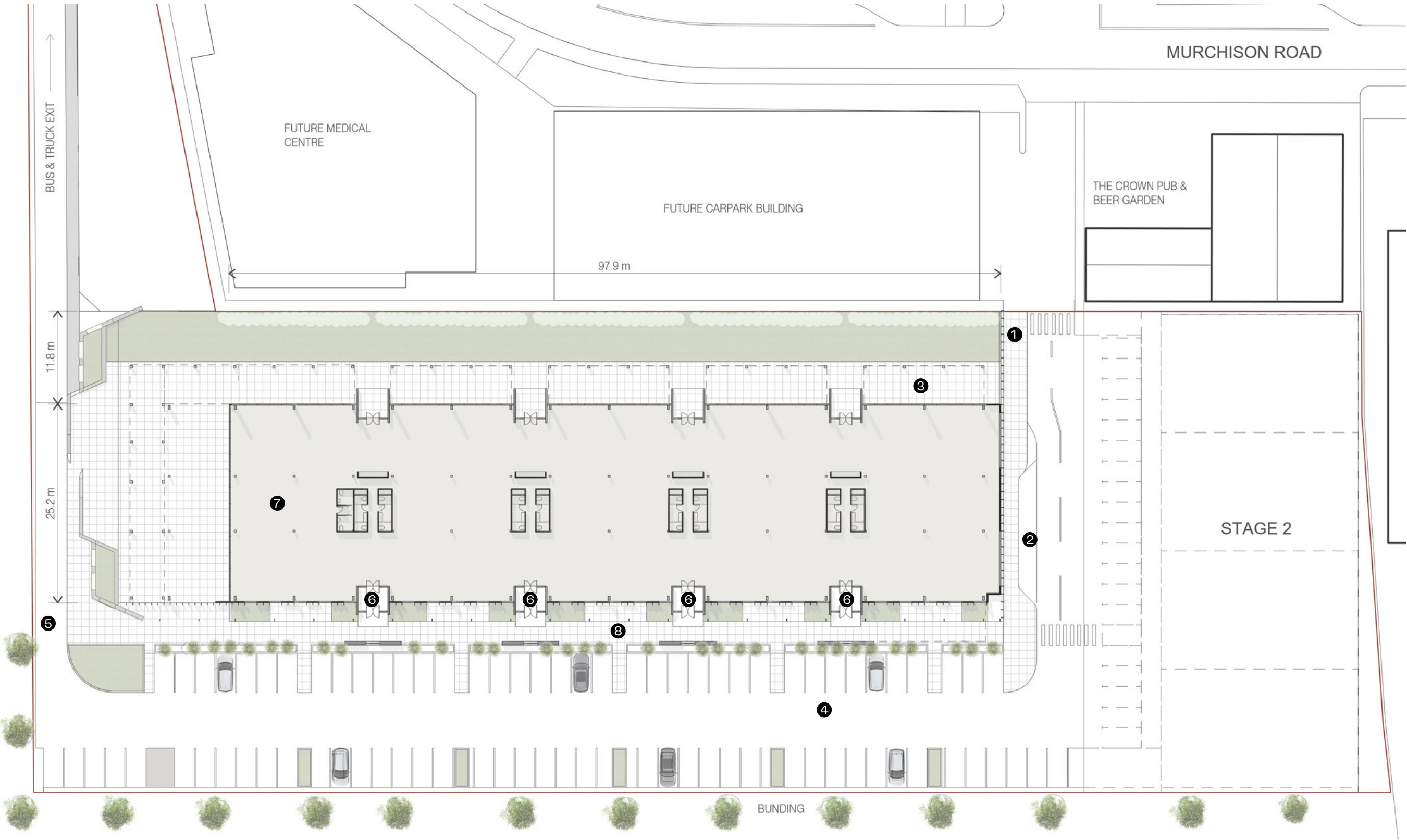
MASTERPLAN



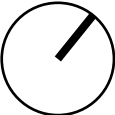
- KEY**
- 1. BOULEVARD
 - 2. TAXI/DROP-OFF AREA
 - 3. PIAZZA
 - 4. PARKING
 - 5. DESIGNATED LOADING AREA
 - 6. SHARED LOBBY
 - 7. CAFE
 - 8. COVERED WALKWAY



TWO LEVEL SCHEME



MASTER SITE PLAN 1:500@A3



SINGLE LEVEL SCHEME

- | | | | |
|----|--------------------|----|-------------------------|
| 1. | BOULEVARD | 5. | DESIGNATED LOADING AREA |
| 2. | TAXI/DROP-OFF AREA | 6. | SHARED LOBBY |
| 3. | OUTDOOR COURTYARD | 7. | CAFE |
| 4. | PARKING | 8. | COVERED WALKWAY |

RENDER

VIEW 1 LOOKING TOWARDS BUILDING A

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TWO LEVEL SCHEME

RENDER

VIEW 6 LOBBY AREA OF BUILDING A

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TWO LEVEL SCHEME

RENDER

VIEW 9 VIEW TOWARDS CARPARK ENTRY

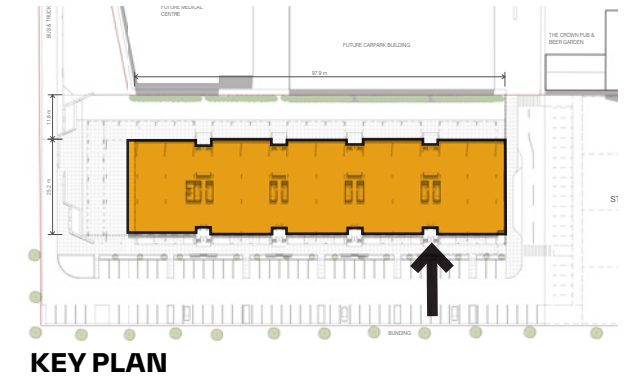
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TWO LEVEL SCHEME

RENDER

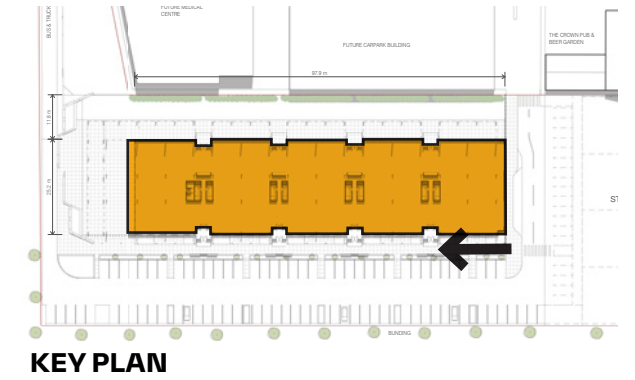
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SINGLE LEVEL SCHEME

RENDER - ENTRY

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SINGLE LEVEL SCHEME

RENDER - AERIAL VIEW 01

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SINGLE LEVEL SCHEME

RENDER - AERIAL VIEW 02

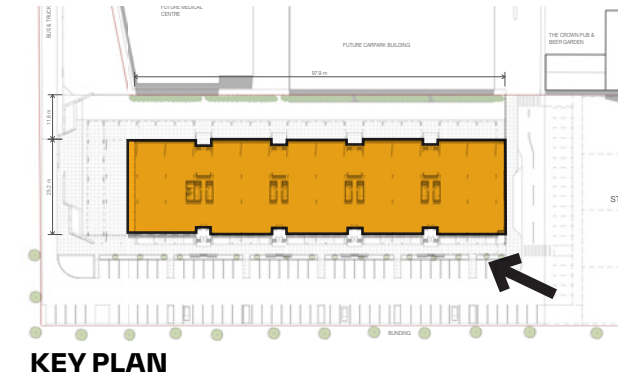
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SINGLE LEVEL SCHEME

RENDER - EVENING

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SINGLE LEVEL SCHEME