

Street Elevation Grace Wright Drive



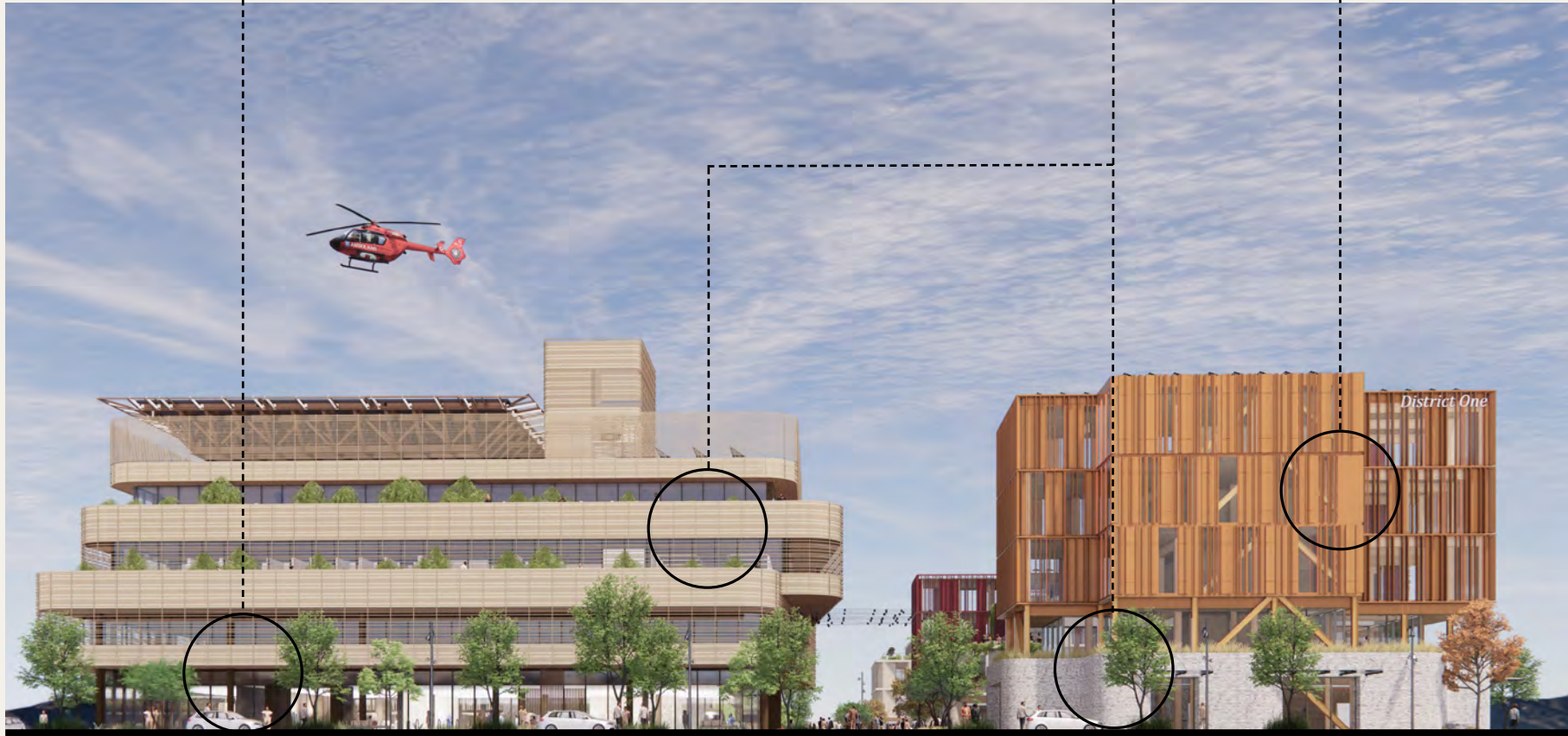
BOULEVARD
A widened footpath creates a feature boulevard that emphasises the key axis along Grace Wright Drive that connects First District to the School and the Wānaka Rec Centre in the North and also links to the future residential area in the South. The corridor will be filled with greenery allowing for a transition between these locations.



UNIQUELY WĀNAKA
Our Hospital has been designed to accommodate future flexibility, and is uniquely placed to serve a wide catchment of the central south population. Its facade echoes the colours of tussock clad hills, is of the earth (terracotta) and anchors the site masterplan.



LOW CARBON FUTURE
The facade design and material selections have been derived from computer modeling that takes into account the local climate and building orientation to produce the optimum glazing percentages and shading positions to reduce operational and embodied carbon.



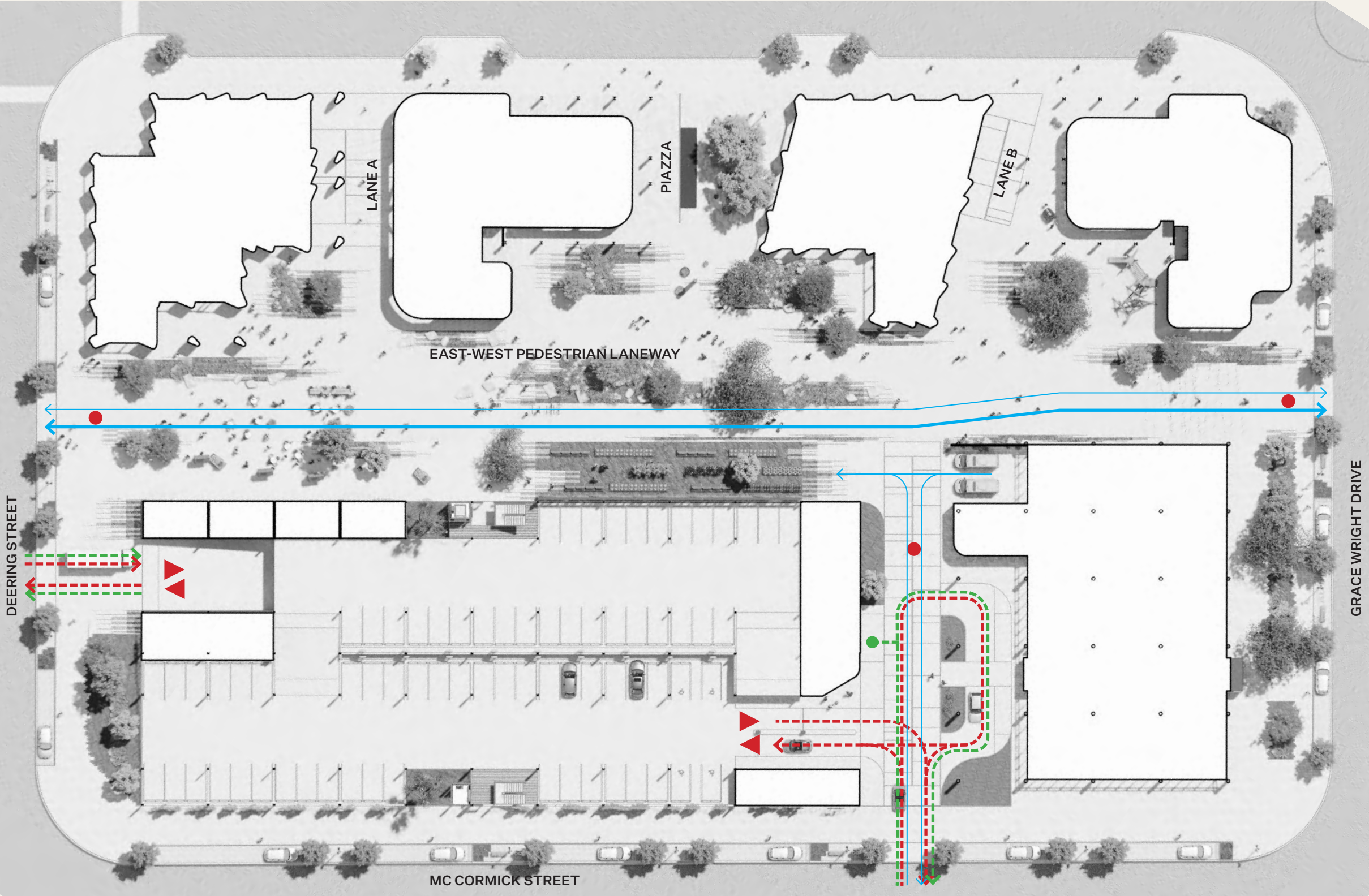
Hospital Building 4

Site Access Strategy

Scale 1:500 @ A3




KEY	
Private Vehicle Circulation	↔--↔
Private Vehicle Access	▶
Delivery Circulation	↔--↔
Delivery Access	▶
Delivery Drop-off Point	●
Fire Service Access (4m clearance)	↔↔
Ambulance Access	↔↔
Vehicle Barrier eg Bollard / Furniture Item (Removable for Services / Emergency Vehicles)	●



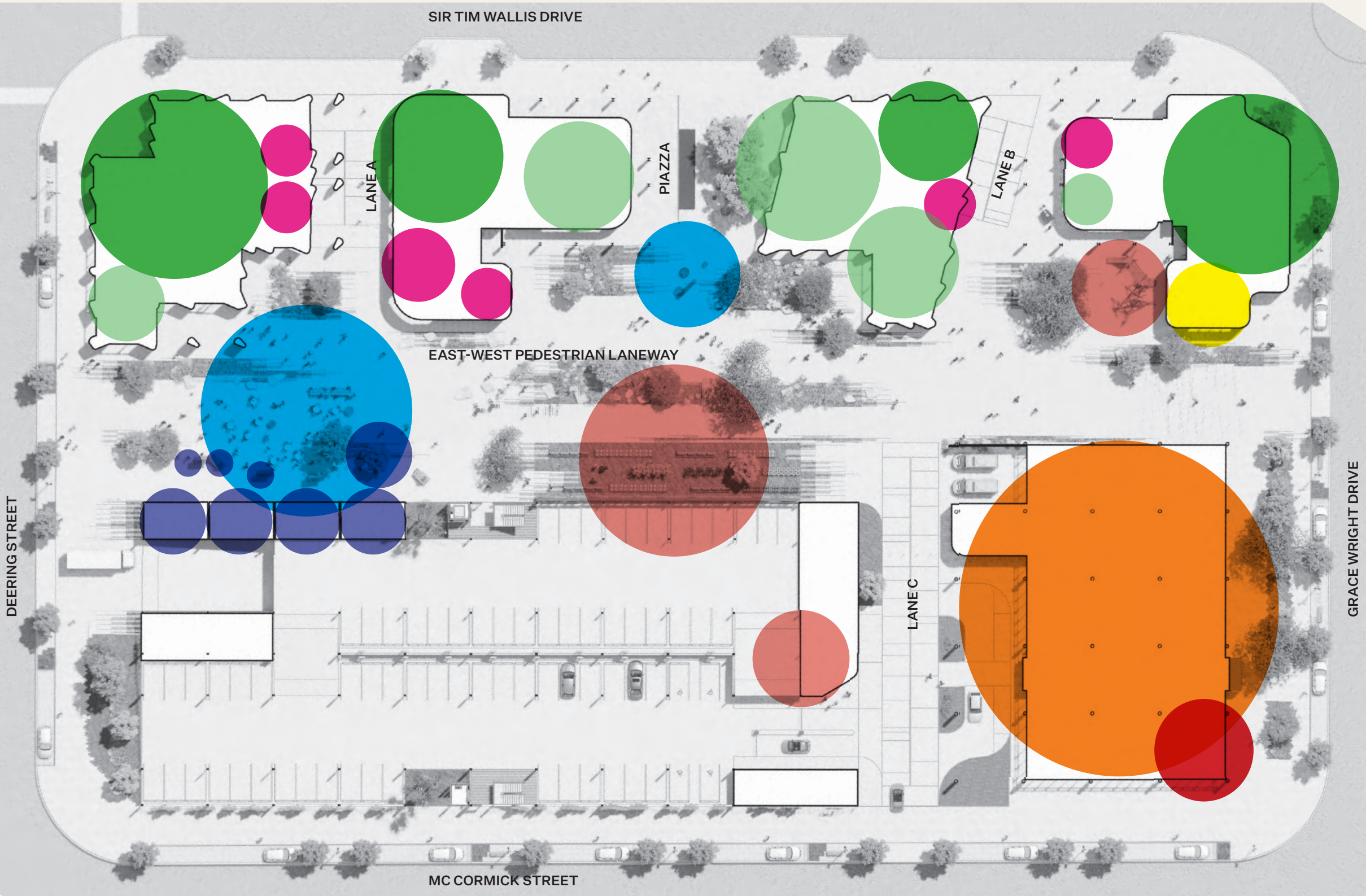
Site Activity Analysis

Scale 1:500 @ A3



KEY

BOUTIQUE RETAIL	
HOSPITAL	
HEALTH (Pharmacy)	
COMMERCIAL/HEALTH	
FOOD & BEVERAGE	
EVENT SPACE / PERFORMANCE / ACTIVITY (outdoor space for performance and small events, temporary structures for flexible use, open space for markets)	
COMMUNITY	
SPECIALITY	
FOOD STALL	



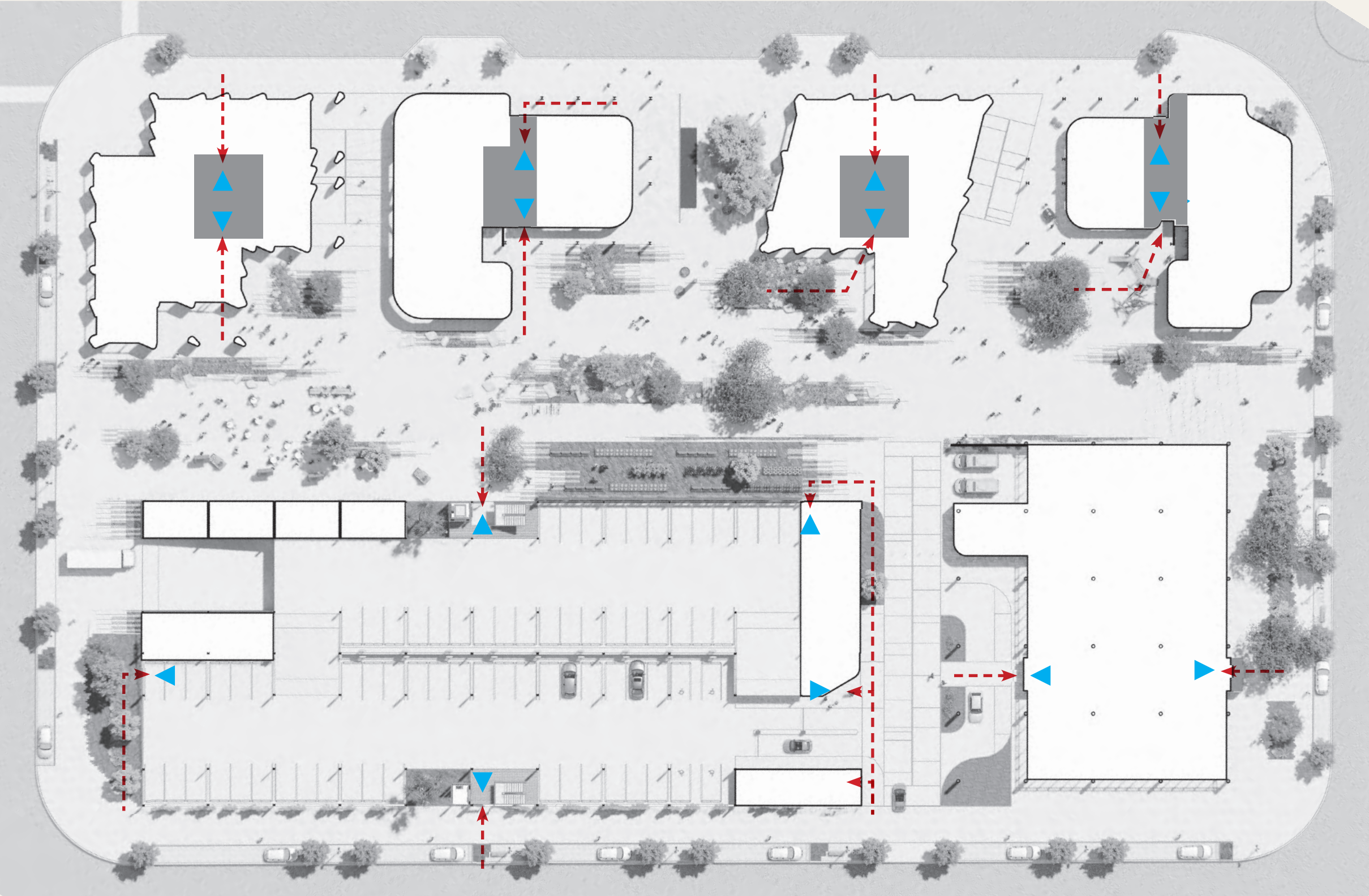
Site Access Strategy

Scale 1:500 @ A3



KEY

Key Pedestrian Access Points



Context Analysis

Proposed scheme overlaid on recent
aerial photograph (nts)



Context Analysis

Aerial view looking from east of site
towards Ballantyne Road



Context Analysis

Aerial view looking from west of site
towards Cardrona River





SIR TIM WALLIS DR

Commercial Ground Floor Plan

DEERING STREET



SIR TIM WALLIS DR

Commercial Ground Floor Plan



SIR TIM WALLIS DR

Commercial Typical Floor Plan

DEERING STREET

EAST - WEST PEDESTRIAN LANEWAY

BUILDING 1
GFA 700m²

BUILDING 2
GFA 660m²

4.5m

4.5m

7.2m

7.2m

3m

3m

7.2m

7.2m

4.5m

7.2m

3m

4.5m

7.2m

4.5m

3m

SIR TIM WALLIS DR

Commercial Typical Floor Plan



Commercial North & South Elevations



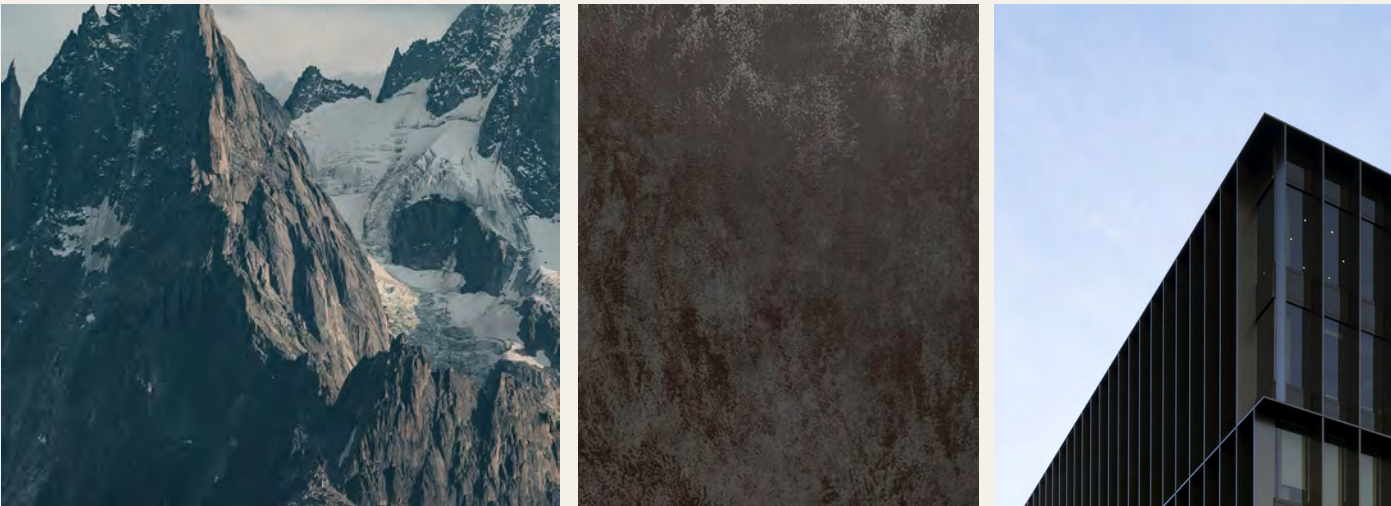
NORTH ELEVATION - SIR TIM WALLIS DRIVE



SOUTH ELEVATION - LANEWAY

Commercial Materials

C Rooftop levels clad in Laminam large format ceramic tiles on subframe over RAB on insulated framed wall. Colour is dark and semi-gloss, Laminam Oxide Nero or similar. Approx 50% cladding is full height Low E double glazing. Powdercoat aluminium fins in front of cladding and glazing. Powdercoat to match colour of Laminam tiling.



B The main upper level facades are clad in a glazed terracotta tile rain screen on a rail system on fibre cement RAB over insulated framed wall. Approx. 50% of cladding will be full height Low E double glazing. A terracotta fin screen to sits in front of cladding and glazing.

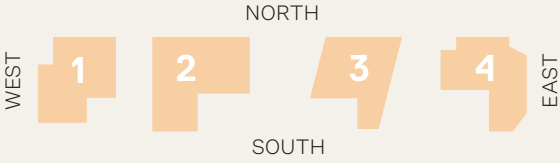
Colours of terracotta are in burgundy and ochre colours are derived from colours of the dry landscape and autumn.



A Ground floor levels are clad in warm grey/biege brick veneer over insulated framed wall. Subtle variation in grey brick colour to create textured look. Wire-cut finish to brick and flush brush finish to grey brick mortar.

Double glazed shopfront glazing.





FACADE EXPLORATION

These initial studies utilised Design Explorer to undertake 650 iterations of facade combinations, exploring orientation, quantity and direction of shading and sealed or mixed mode ventilation.

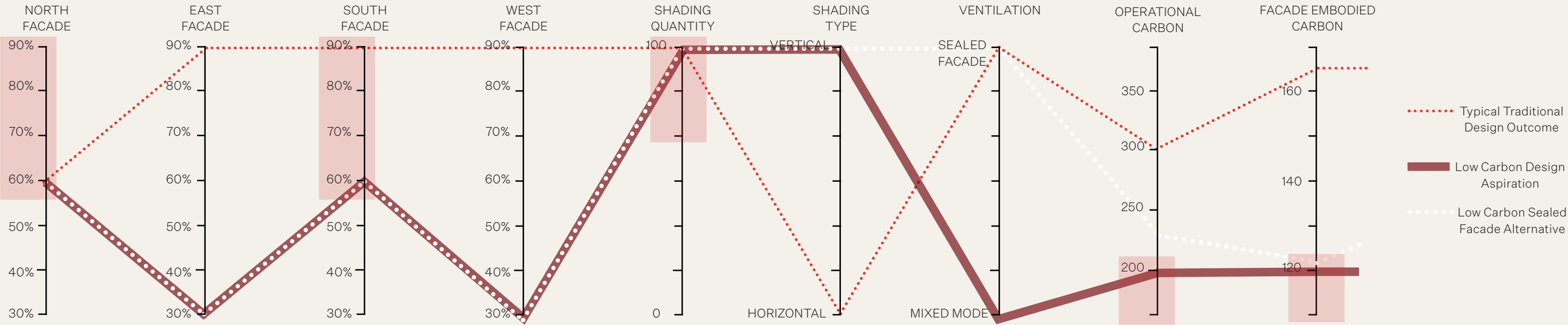
Utilising this information we were able to select a glazing and shading combination which achieved a low operational and embodied carbon result.

The graphs below demonstrate the carbon result of a typical office building condition, highly glazed and sealed compared with our proposal which reduces exposed glazing and allows for mixed mode ventilation which the Wanaka environment accommodates well with its dry climate.

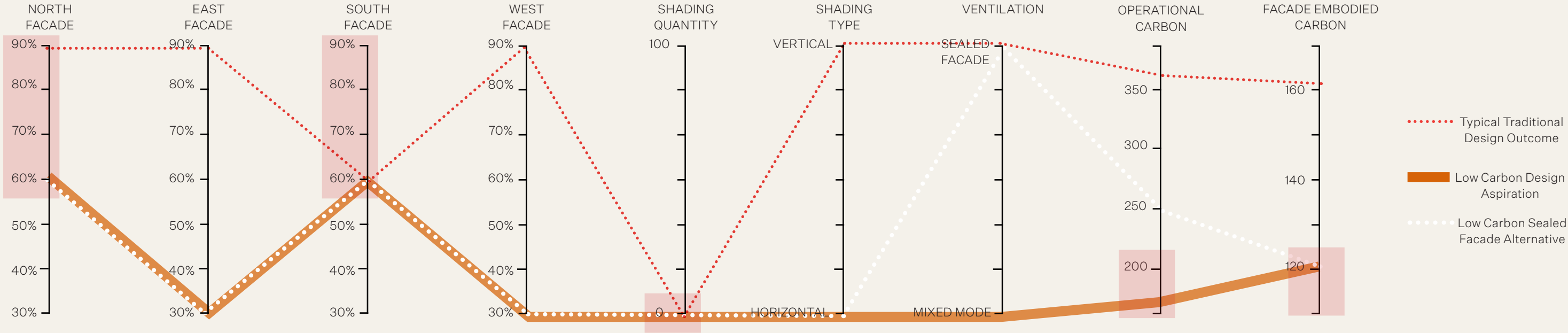
The glazing strategies selected maximise glazing on the north and south façades to capture views of the street and public realm. Glazing to the east and west will primarily be to laneways and therefore can be minimised to achieve this carbon output.

The light and heavy façades are defined by the quantity of shading to achieve the contrasting aesthetic. By defining the desired outputs the design iterations are then reduced providing us with a starting point to begin designing from to achieve the desired carbon result, a key driver for the scheme.

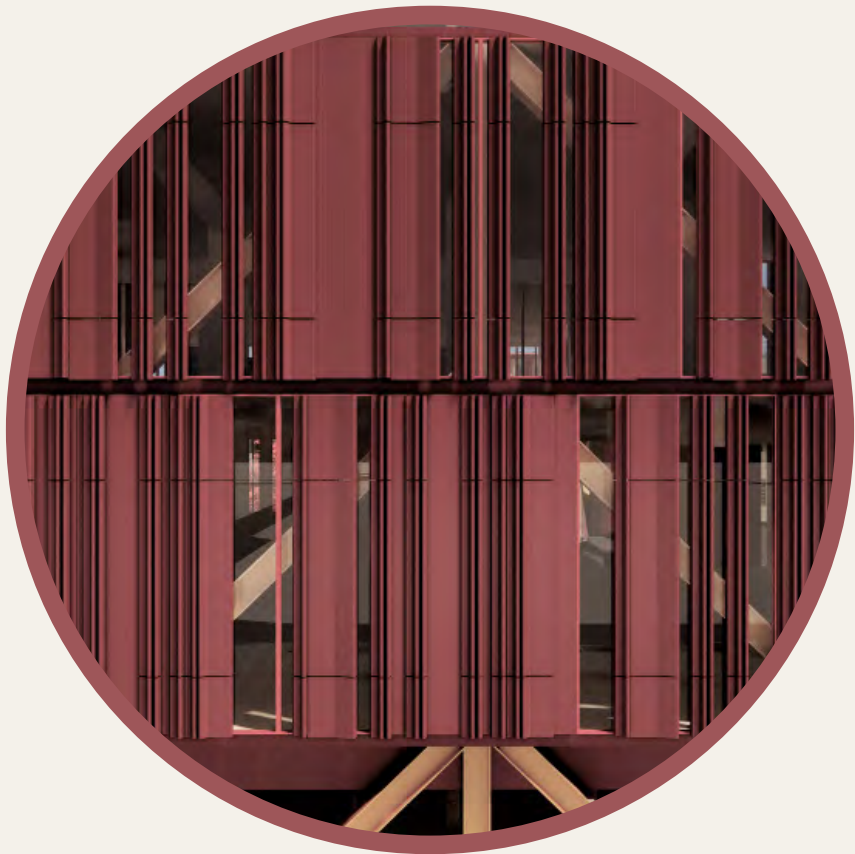
LIGHT FACADE



HEAVY FACADE



LIGHT FACADE



30% glazing to East and West Facades



60% glazing with vertical shading
to North and South Facades

HEAVY FACADE

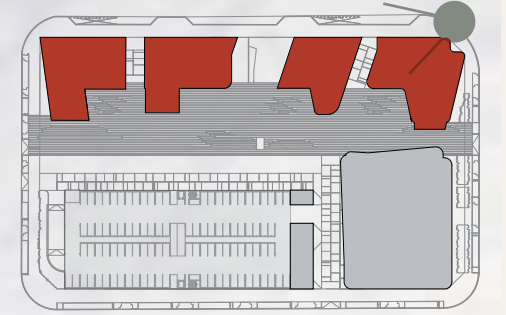


30% glazing to East and West Facades



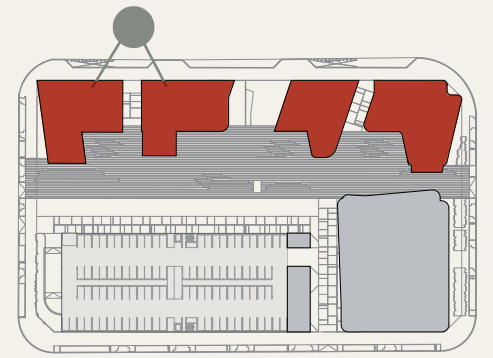
60% glazing with vertical shading
to North and South Facades

Below: View along Sir Tim Wallis Drive

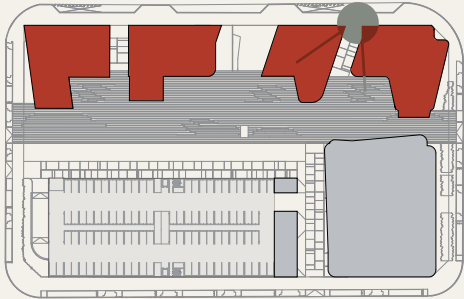




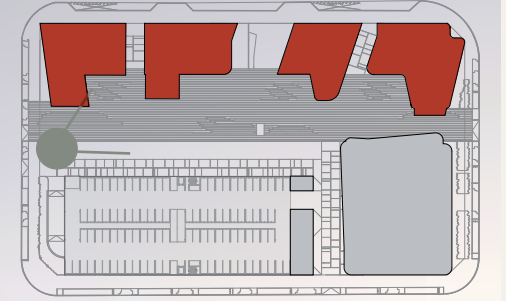
Below: View towards pedestrian street through Lane A



Below: View from the Lane B looking toward the Hospital and the EV Charger Car Park

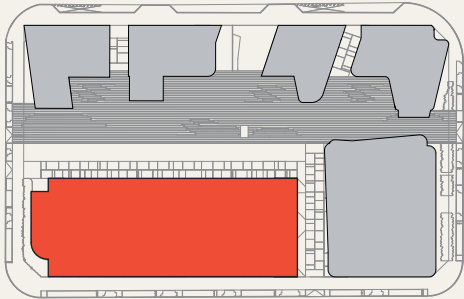


Below: View from Deering Street through pedestrian street

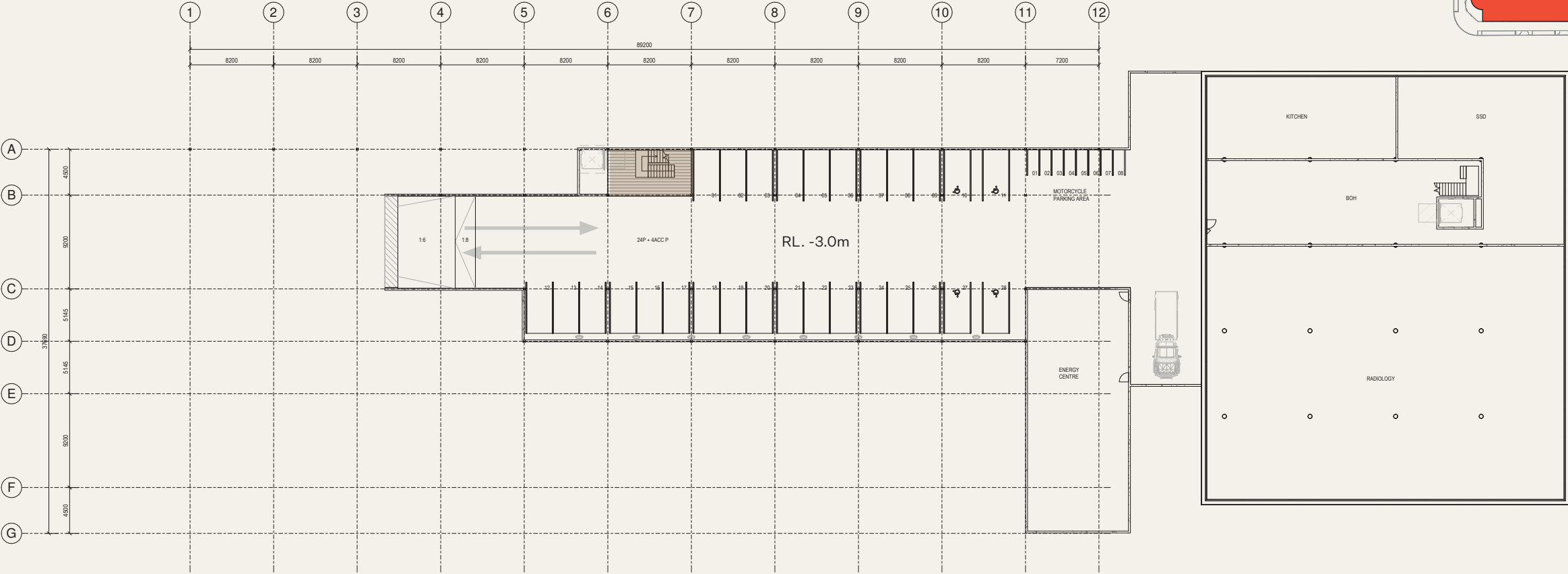


EV Charger Car Park Plans

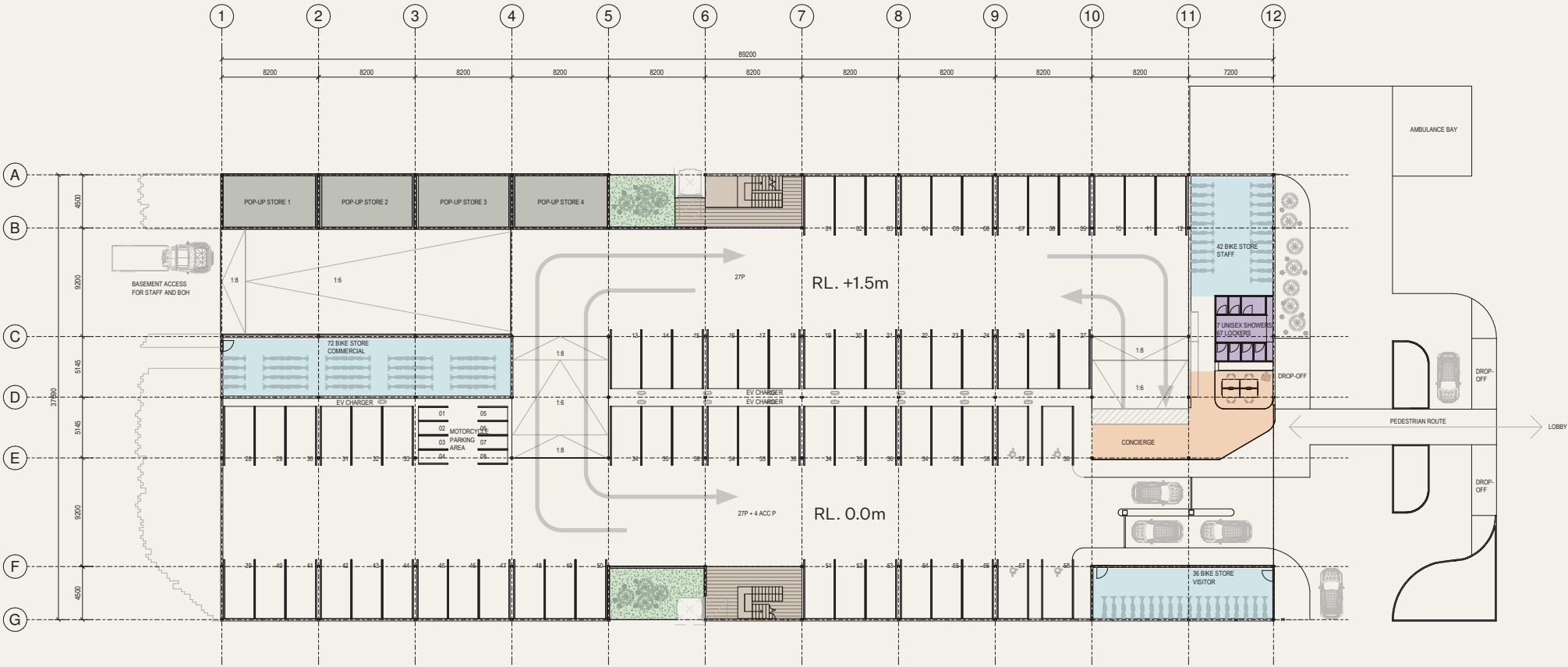
Scale 1:500@ A3



BASEMENT

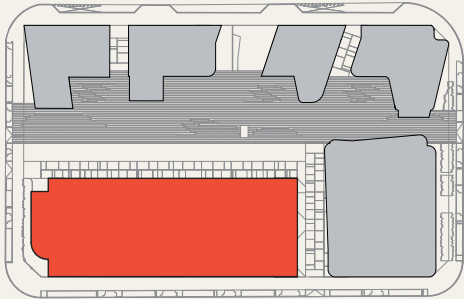


GROUND FLOOR

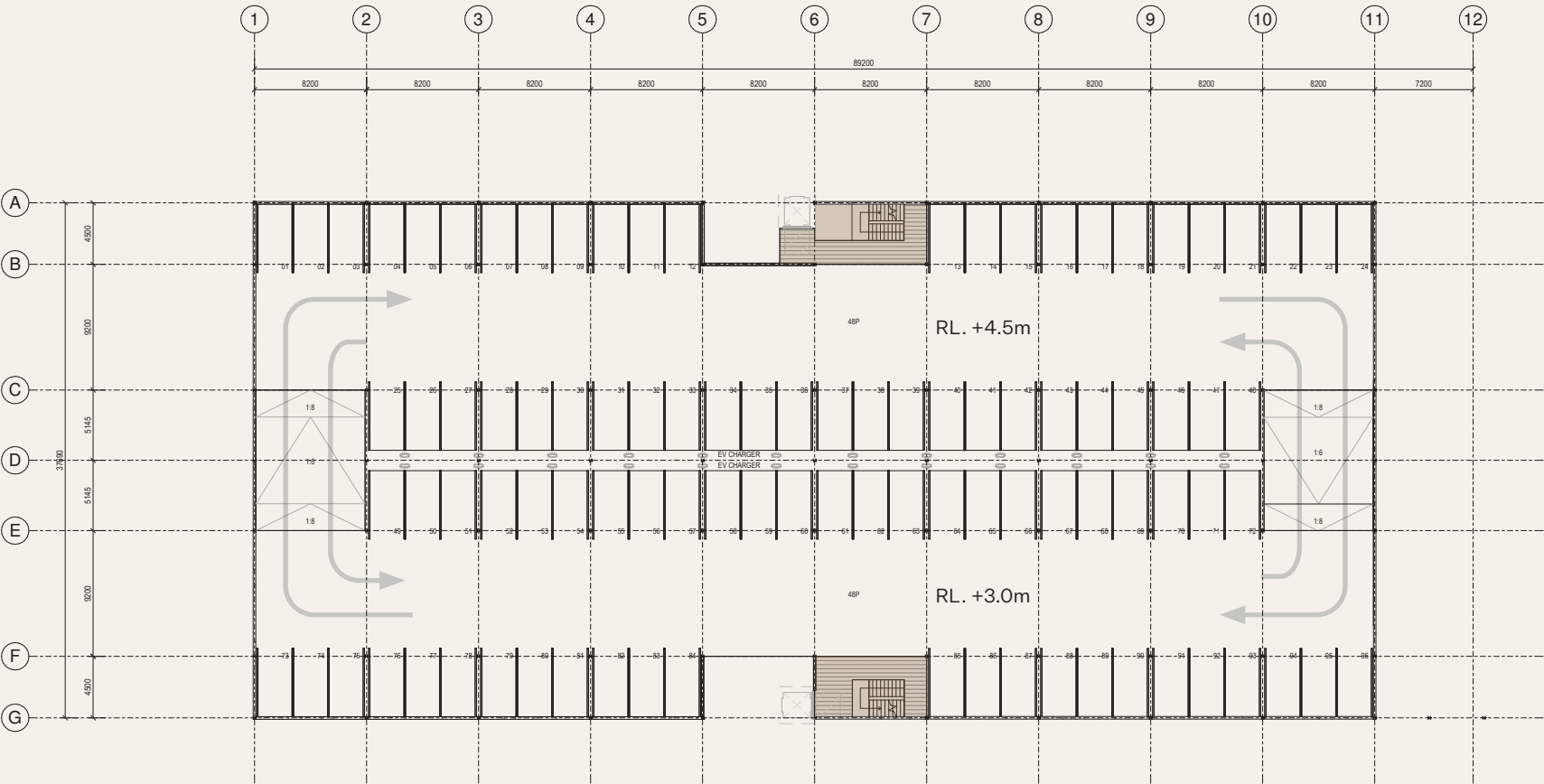


EV Charger Car Park Plans

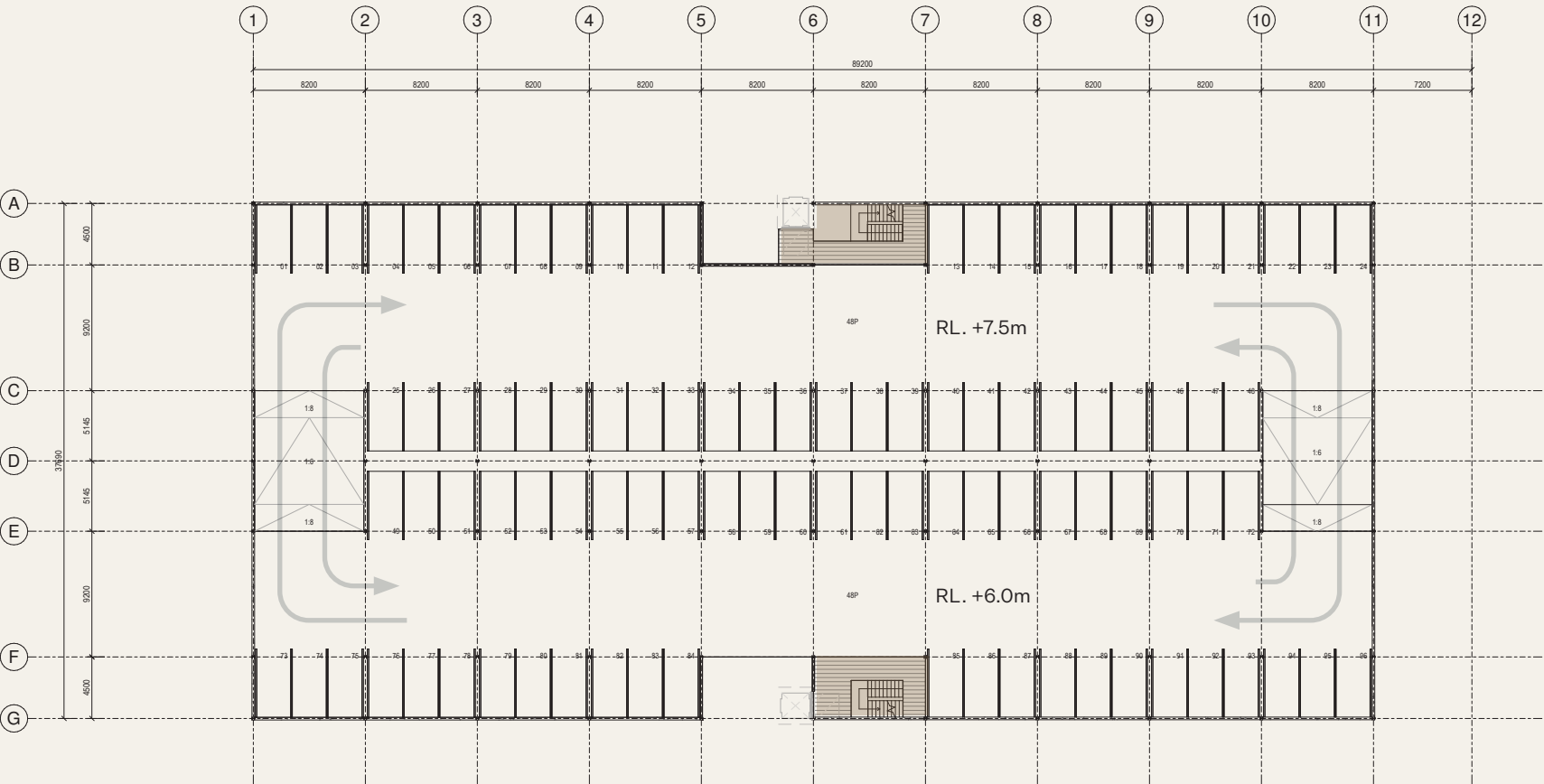
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LEVEL 01

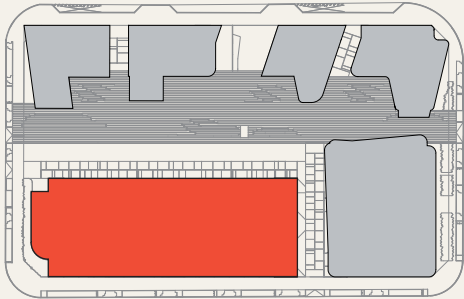


LEVEL 02

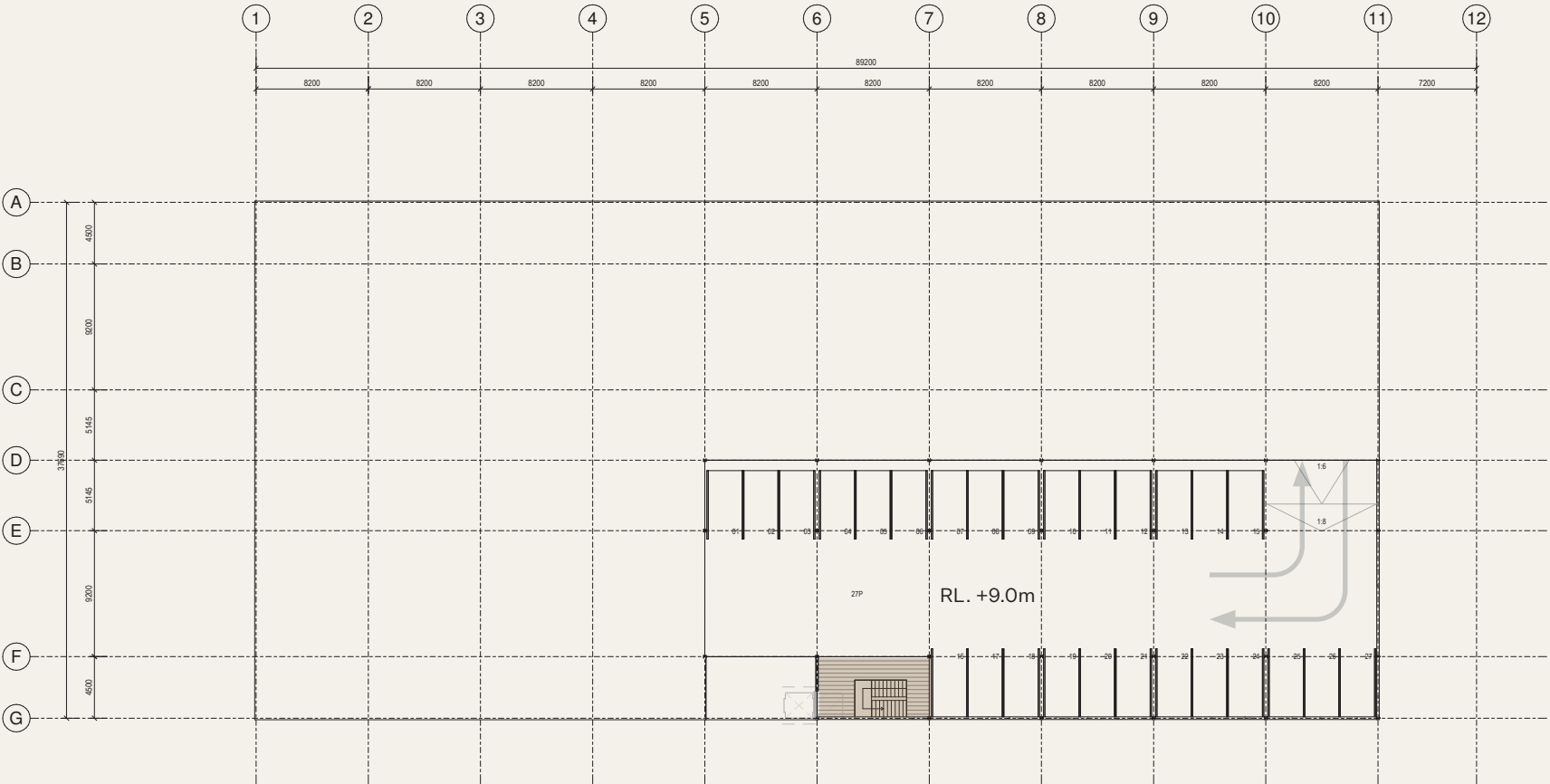


EV Charger Car Park Plans

Scale 1:500@ A3



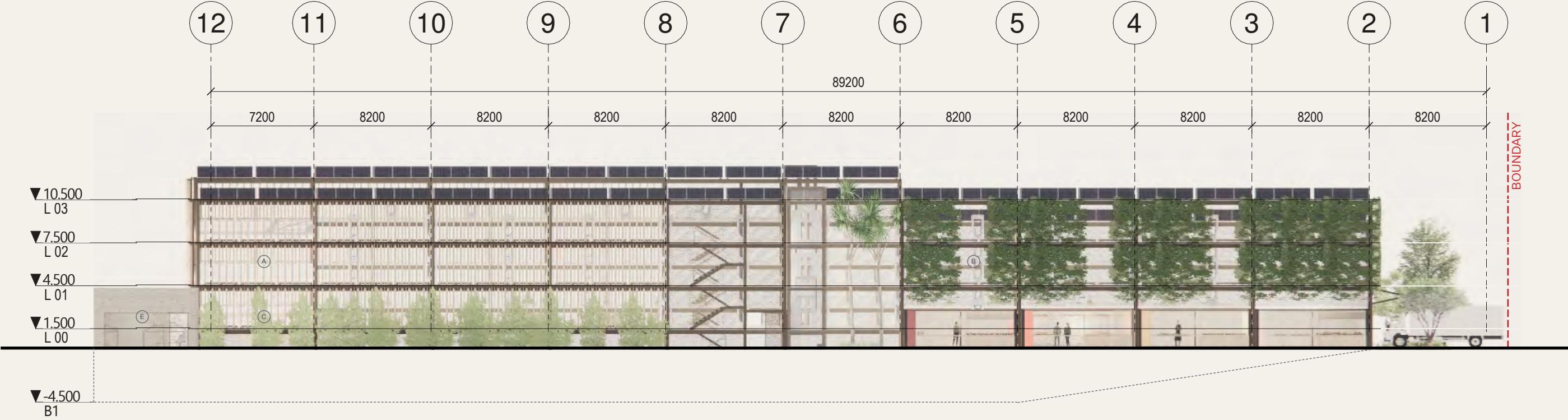
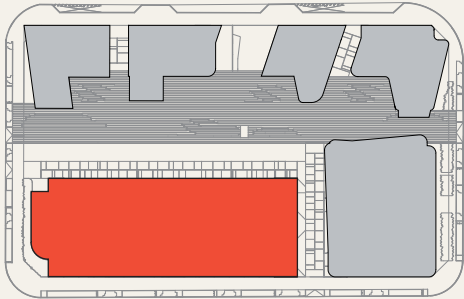
LEVEL 03



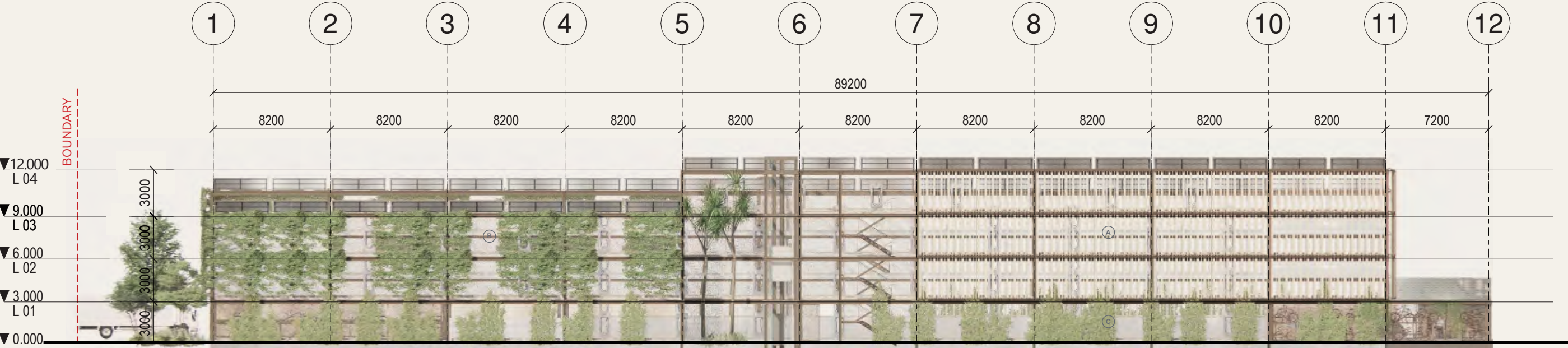
	Carpark	Acc. Carpark	EV Charger Car Park	Motorbike	Bike (Staff)	Bike (Visitor)	Bike (Commercial)
Basement	24	4		8			
Ground Floor	54 (28EV)	4 (2EV)	30	8	42	36	72
First Floor	96 (48EV)		48				
Second Floor	96						
Third Floor	27						
Total:	297	8	78	16	42	36	72

EV Charger Car Park Elevations

Scale 1:300 @ A3



NORTH ELEVATION



SOUTH ELEVATION

EV Charger Car Park Materials

A Timber fins fixed via steel subframe to main car parking structural steel. Clear coat finish to timber to retain timber finish. Subframe and primary strucutre paint colour TBC.



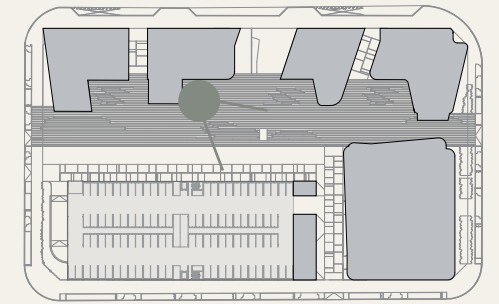
B Stainless steel webnet mesh fixed by top and bottome track to car park structure. Planters fixed to facade to allow for creeping plant to climb mesh. Plant species TBC.



A Celar glazing to retail kiosks and cycle stores on ground level. Printed glass to indicate cycle parks.



Below: View from the East-West Pedestrian Street looking East

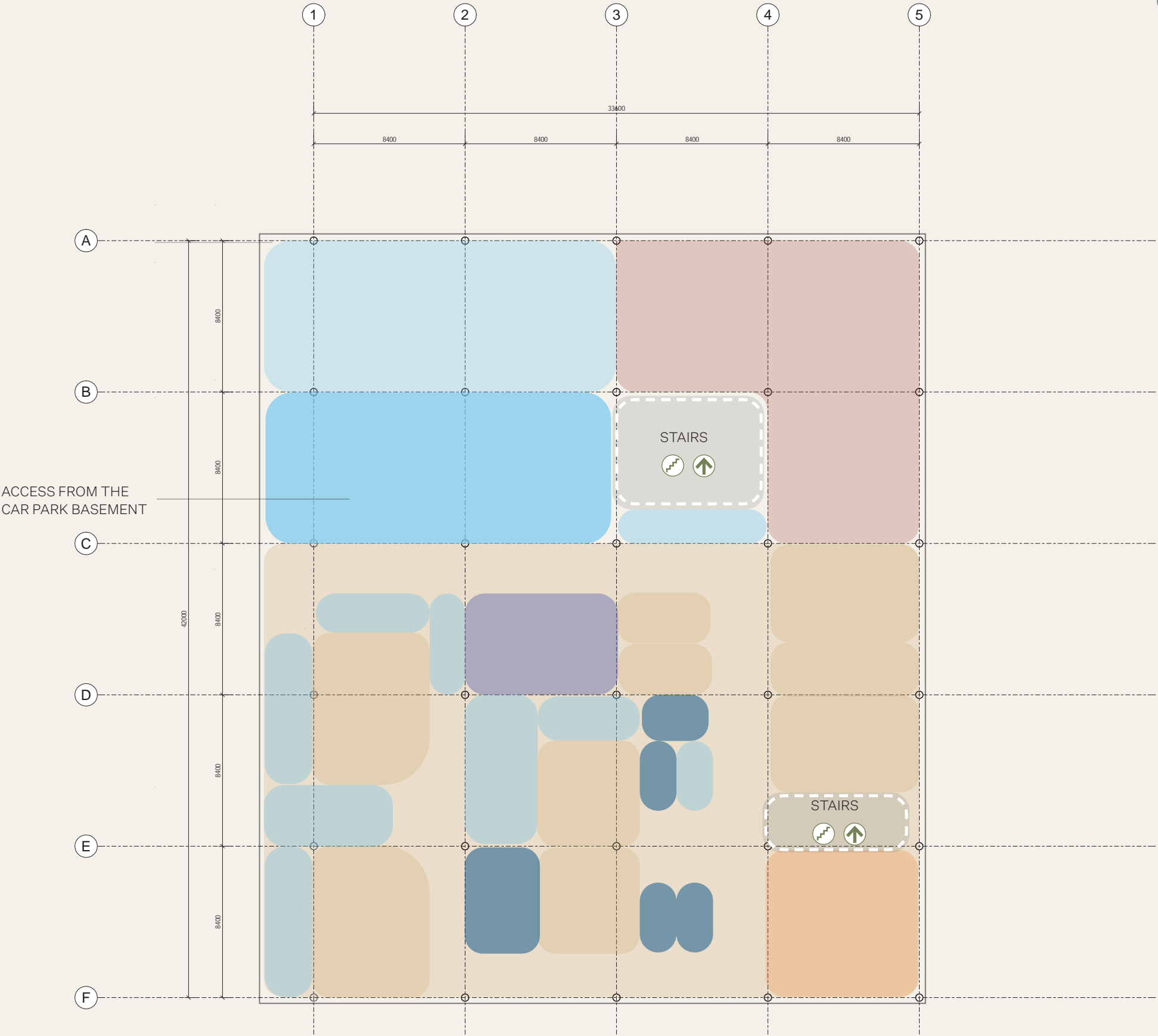
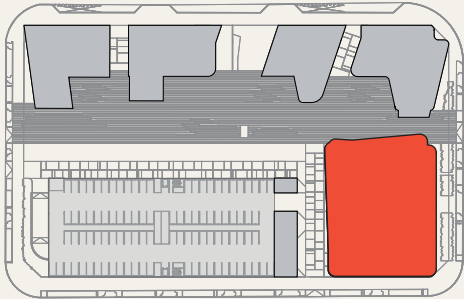


Hospital Basement

indicative floor plan

Scale 1:250 @ A3

Area - 1,550 m²

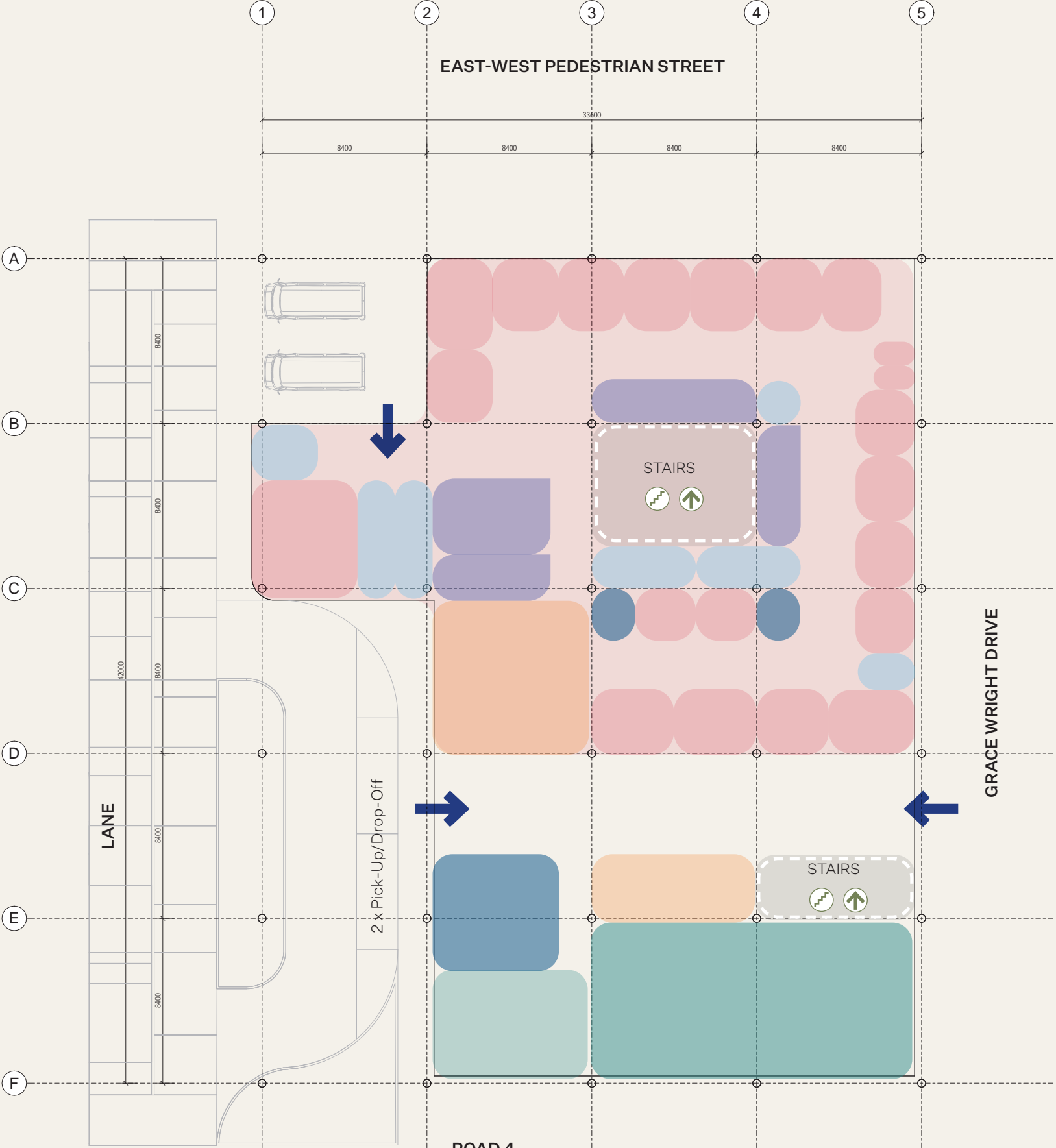
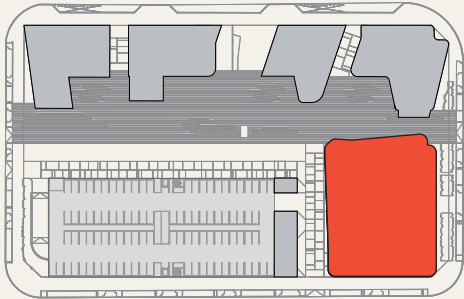


Hospital Ground Floor

indicative floor plan

Scale 1:250 @ A3

Area - 1,100 m²

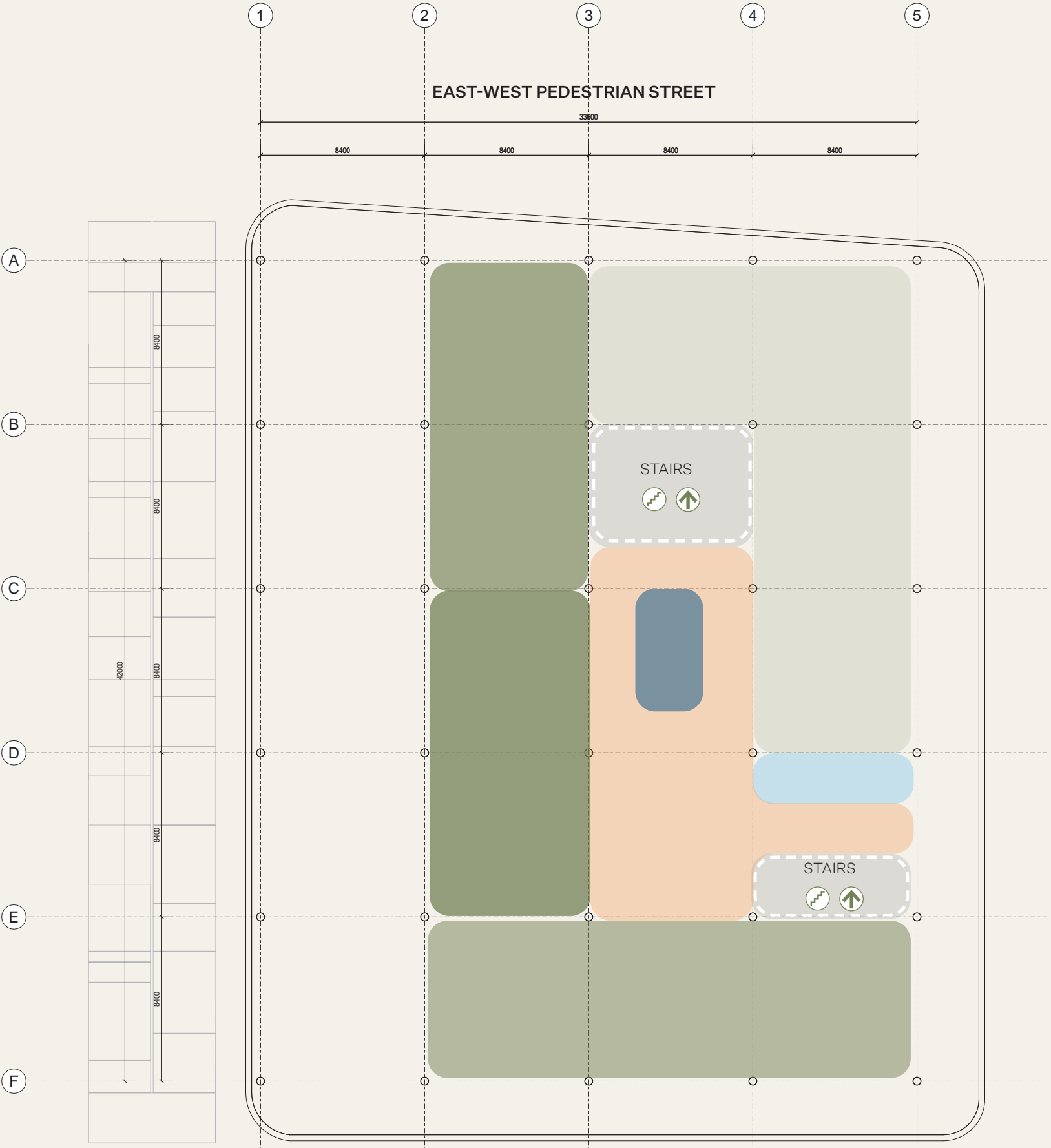
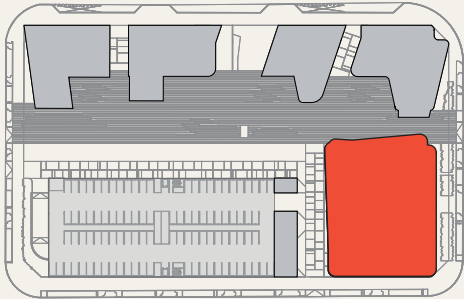


Hospital First Floor

indicative floor plan

Scale 1:250 @ A3

Area - 1,050 m²

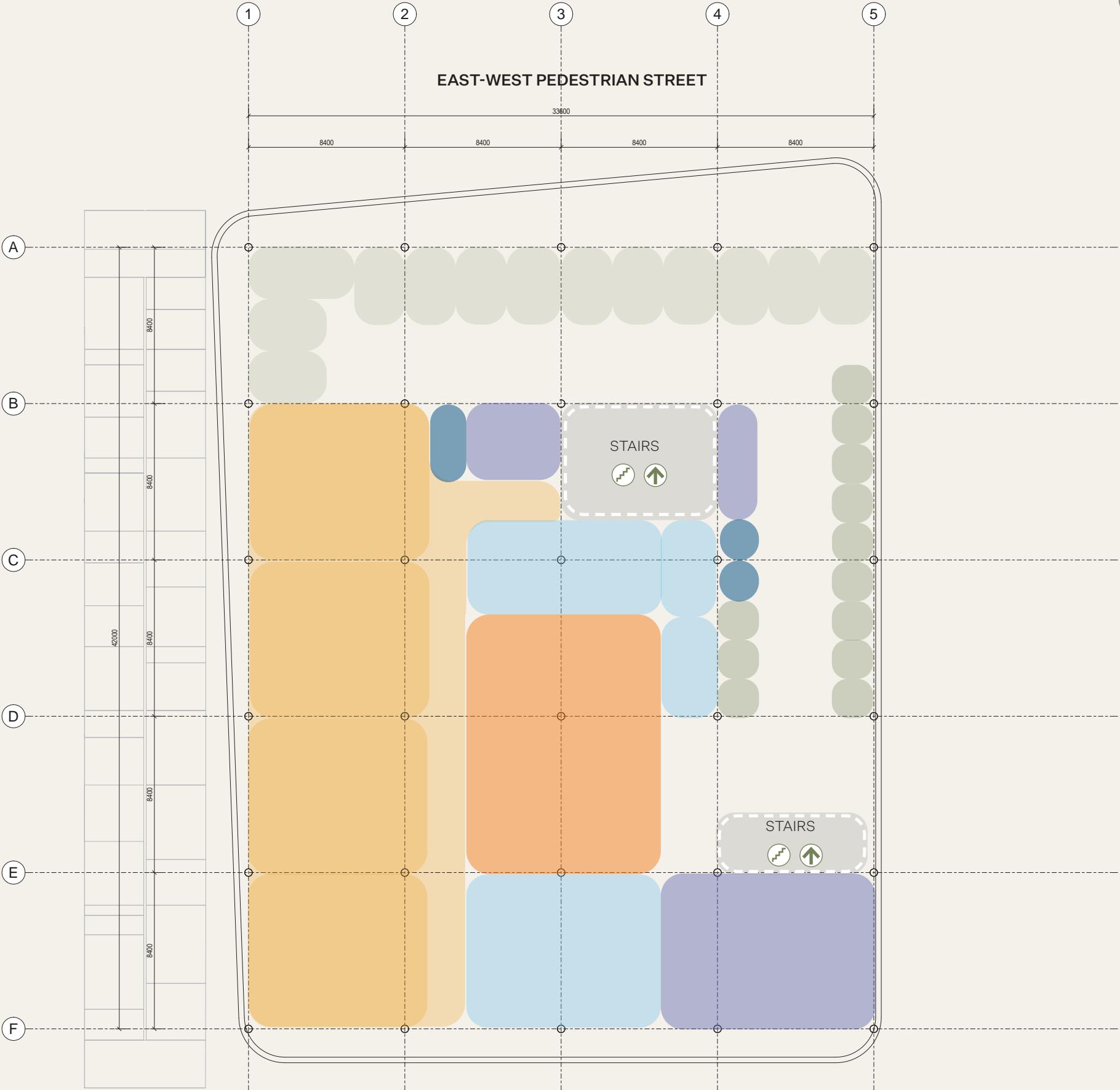
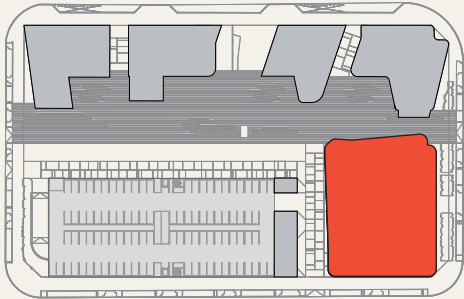


Hospital Second Floor

indicative floor plan

Scale 1:250 @ A3

Area - 1,400 m²

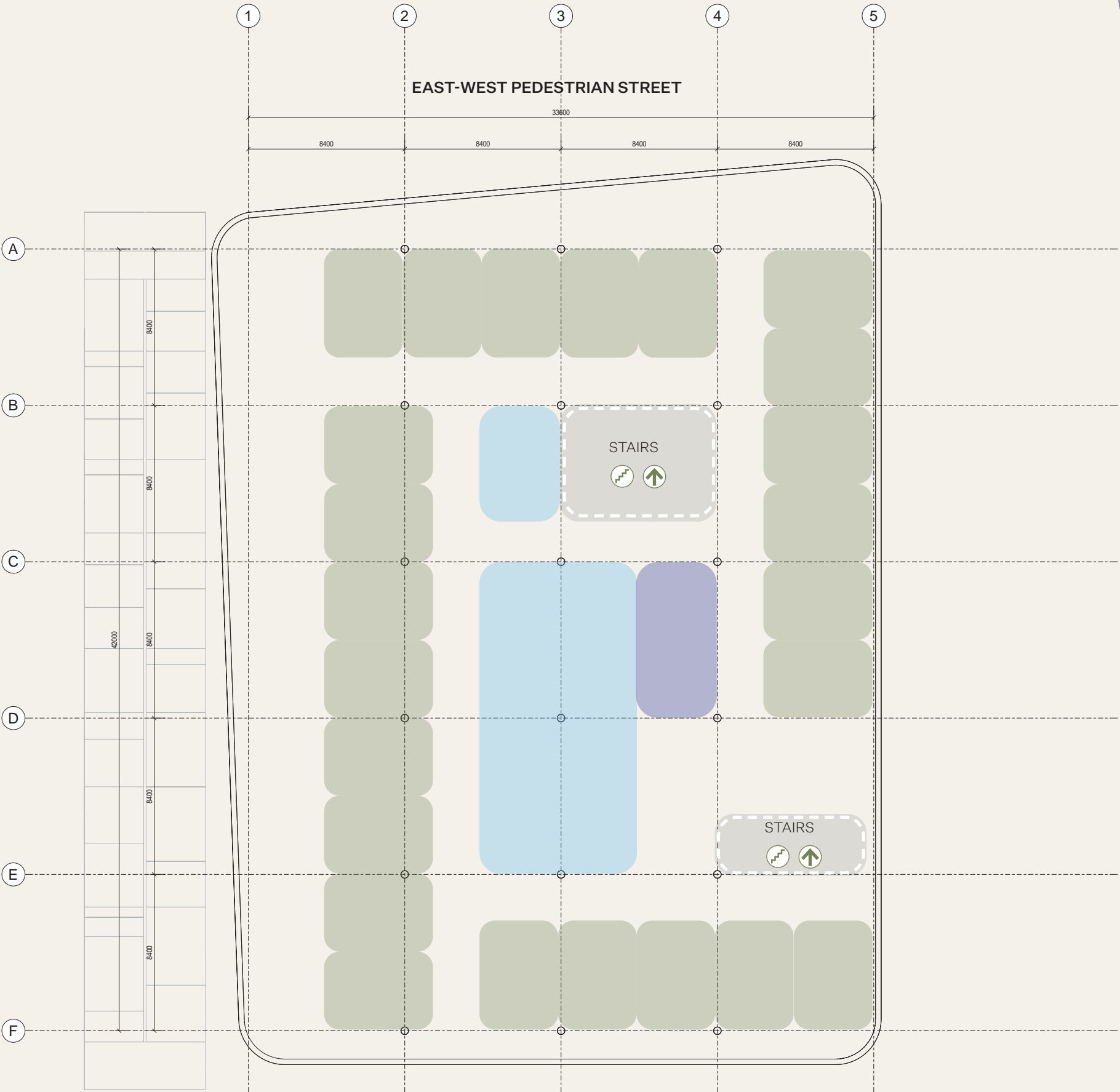
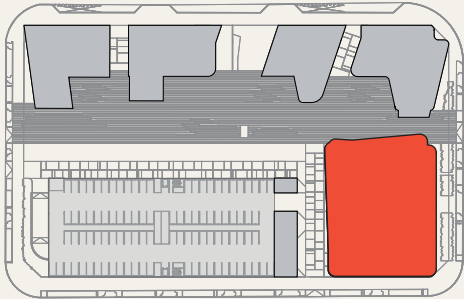


Hospital Third Floor

indicative floor plan

Scale 1:250 @ A3

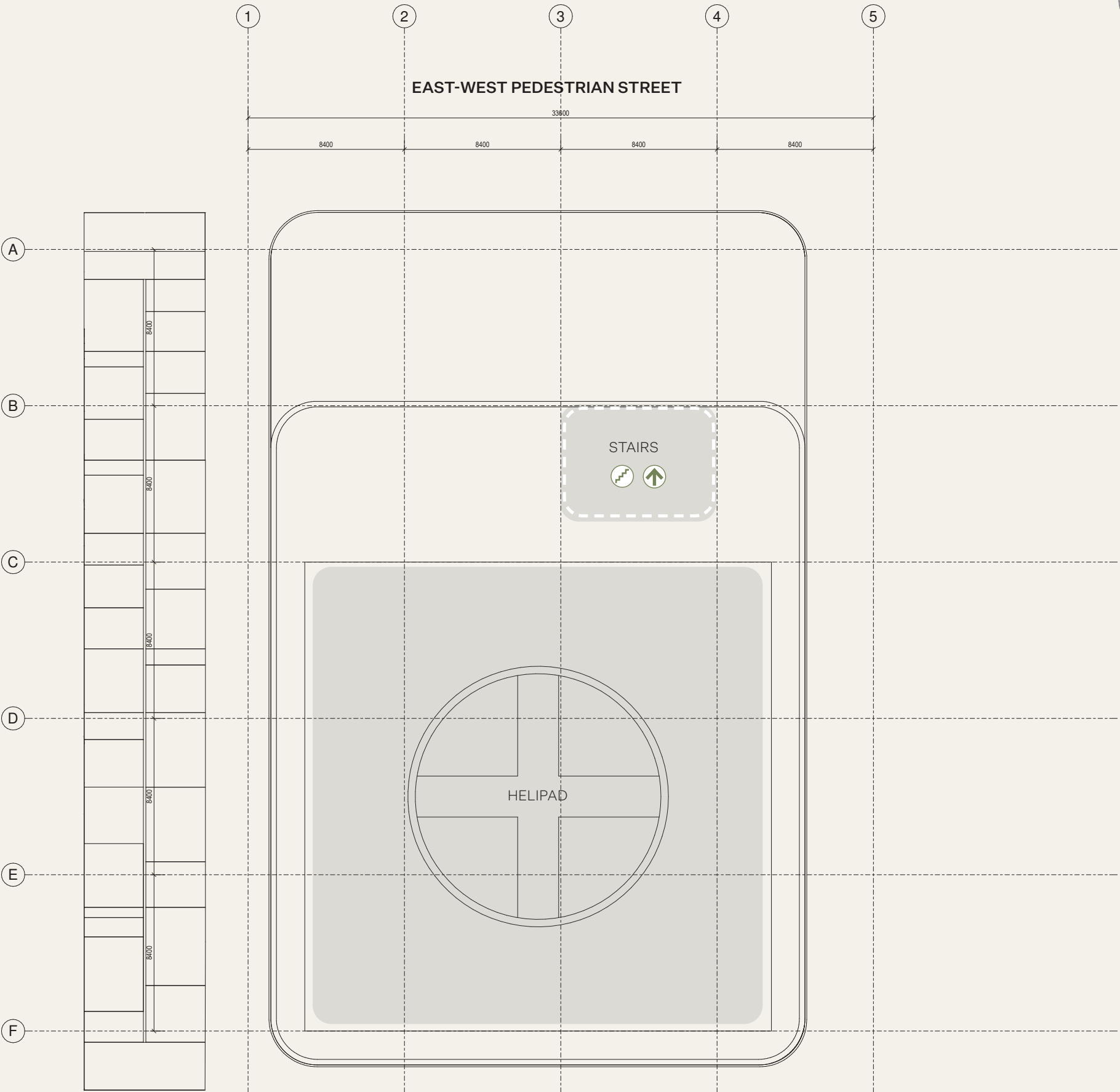
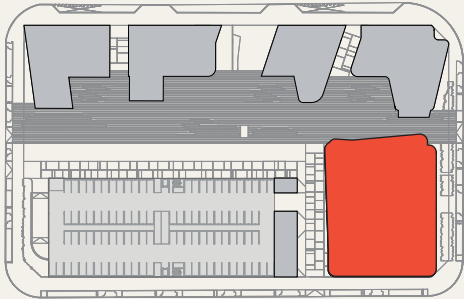
Area - 1,200 m²

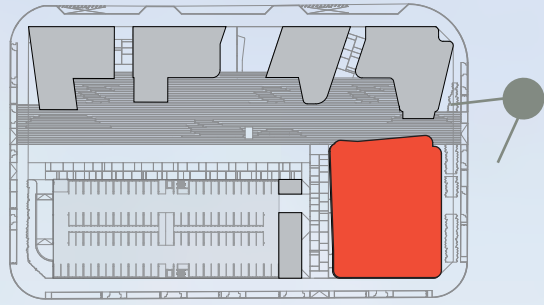


Hospital Roof

indicative floor plan

Scale 1:250 @ A3







Hospital North & East Elevations



NORTH ELEVATION



EAST ELEVATION

Hospital South & West Elevations



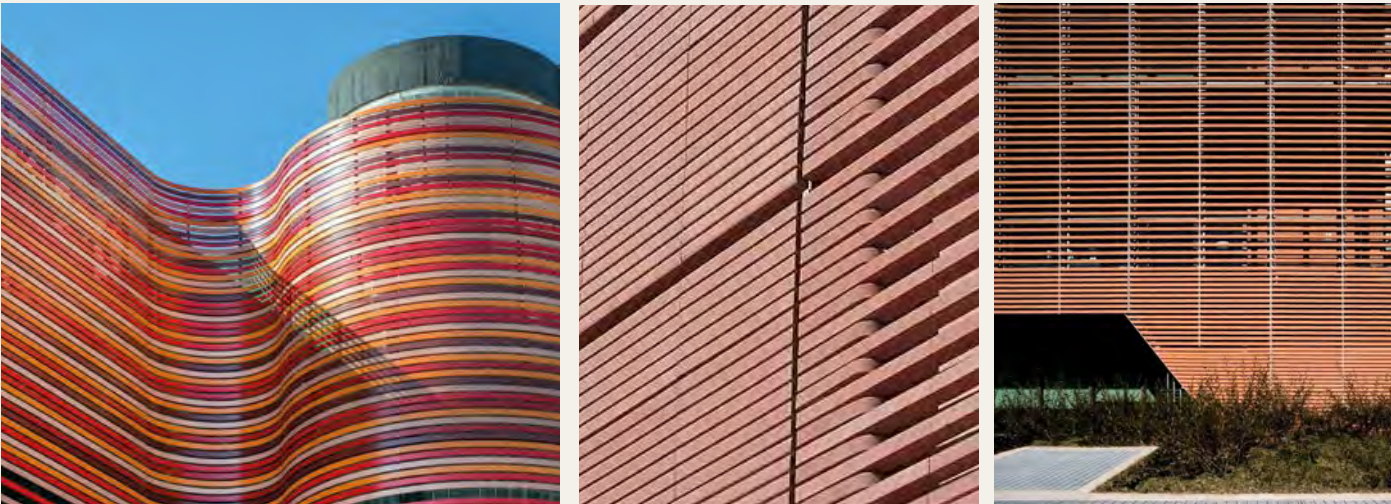
SOUTH ELEVATION



WEST ELEVATION

Hospital Materials

A Terracotta rainscreen tiles on subframe over fibre-cement RAB on timber framed wall. Terracotta 'baguettes' on subframe over double glazing to upper levels.

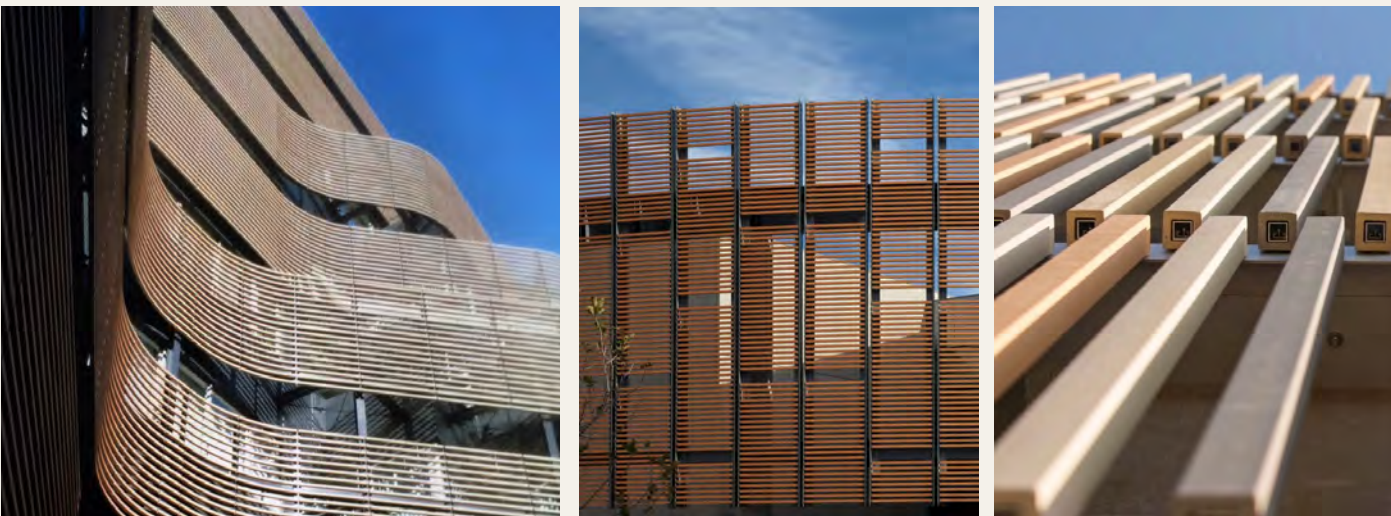


B Ground floor levels are clad in warm brick veneer over insulated framed wall. Subtle variation in grey brick colour to create textured look. Wire-cut finish to brick and flush brush finish to grey brick mortar.

Double glazed shopfront glazing.



A Teracotta 'baguette' batten screen on paint finished steel support frame.





Shadows Winter Solstice (21 June)

9am
12noon
3pm

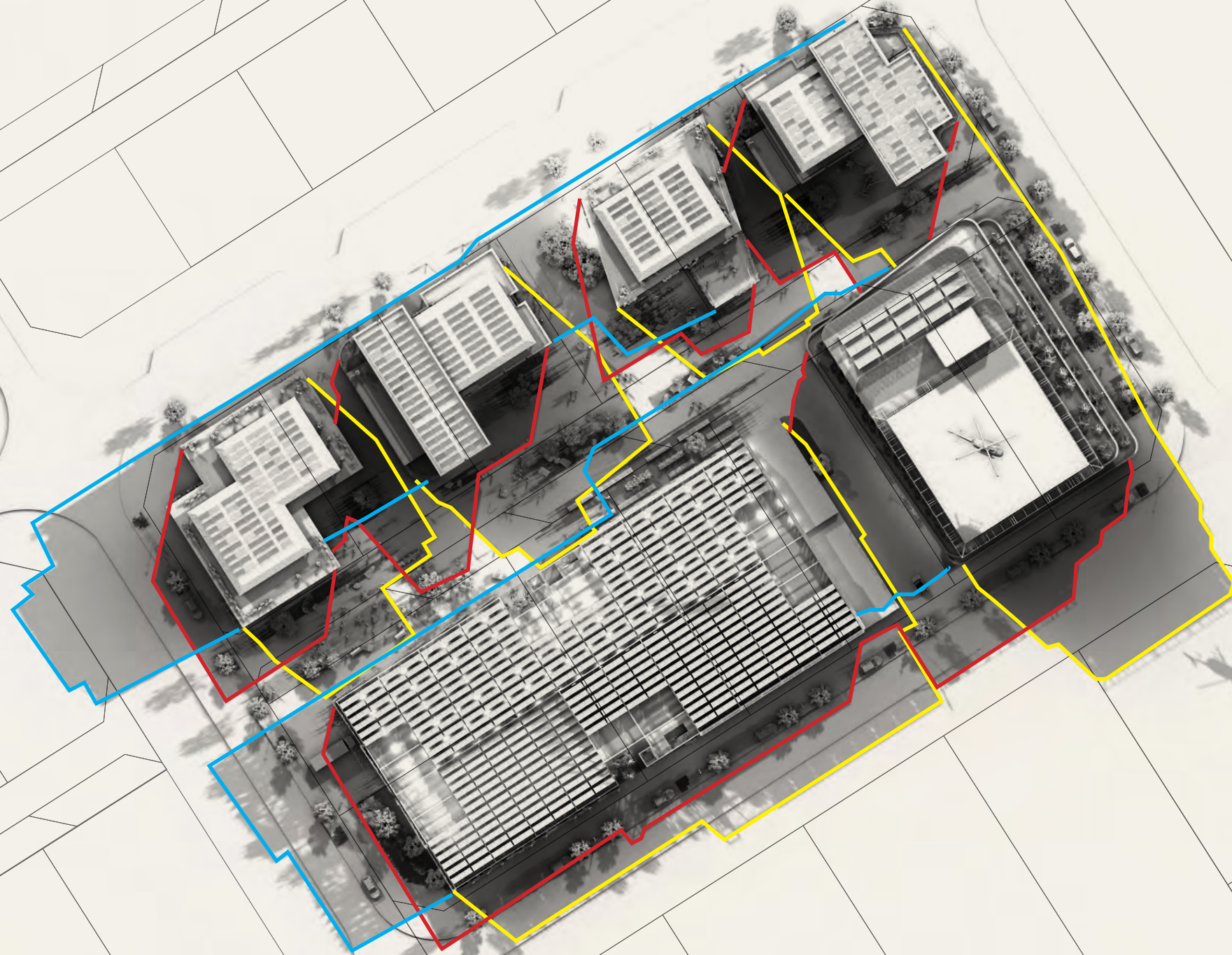


Shadows Summer Solstice (21 Dec)

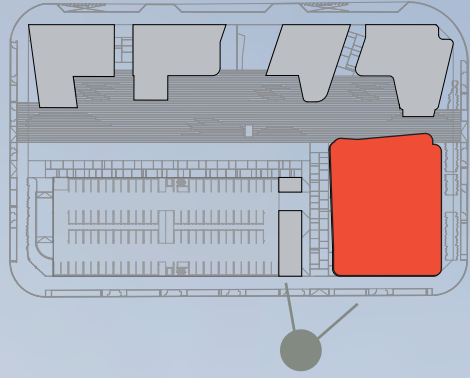


9am
12noon
3pm

Shadows Equinox (21 March/Sept)

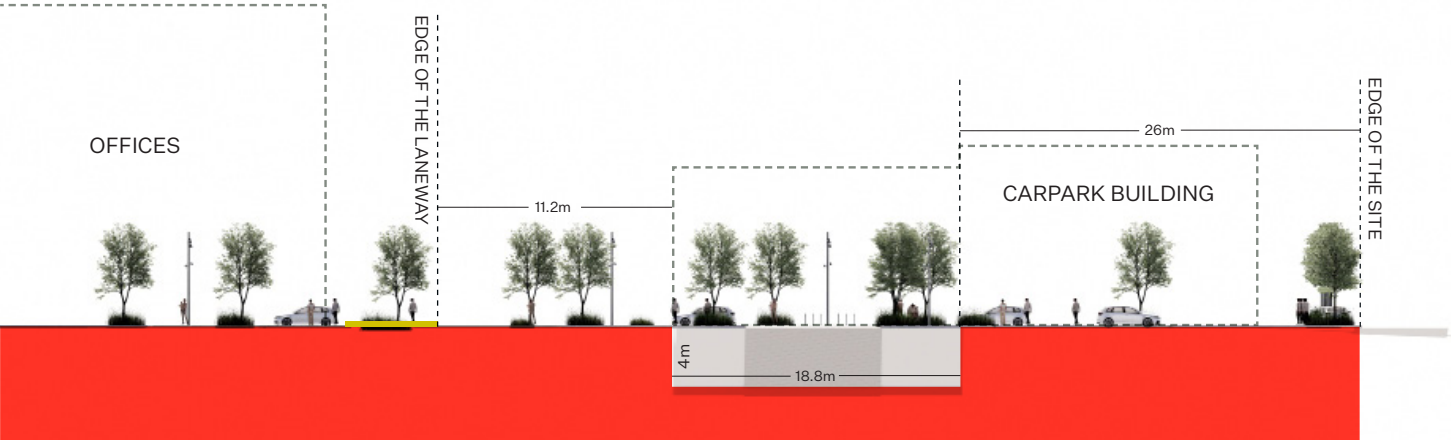
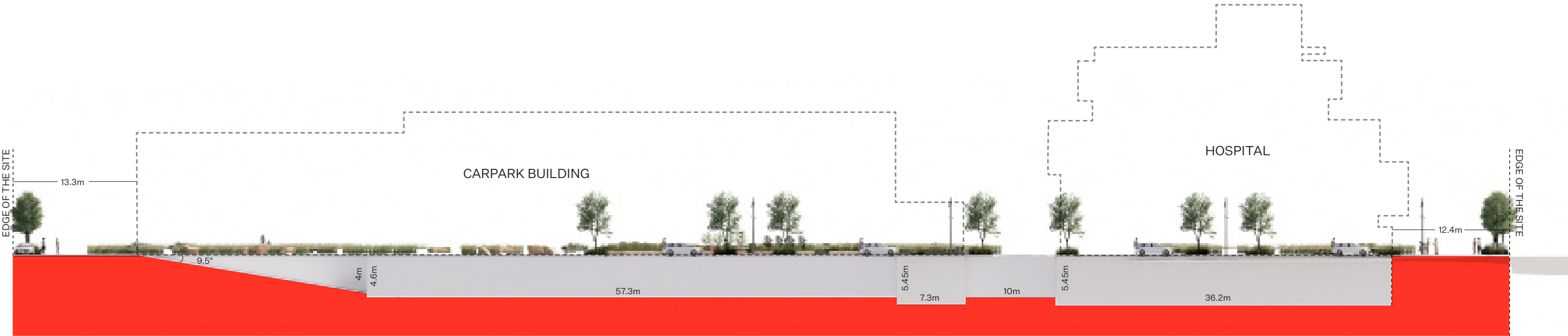
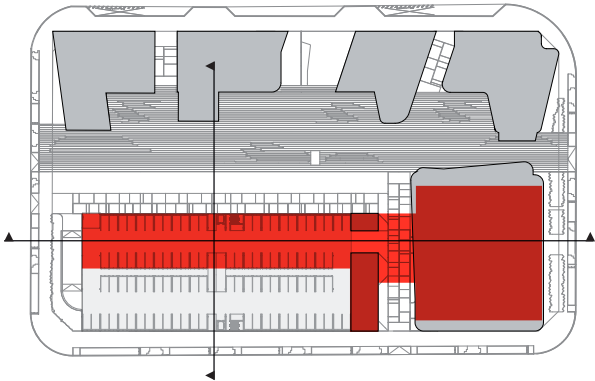


9am
12noon
3pm

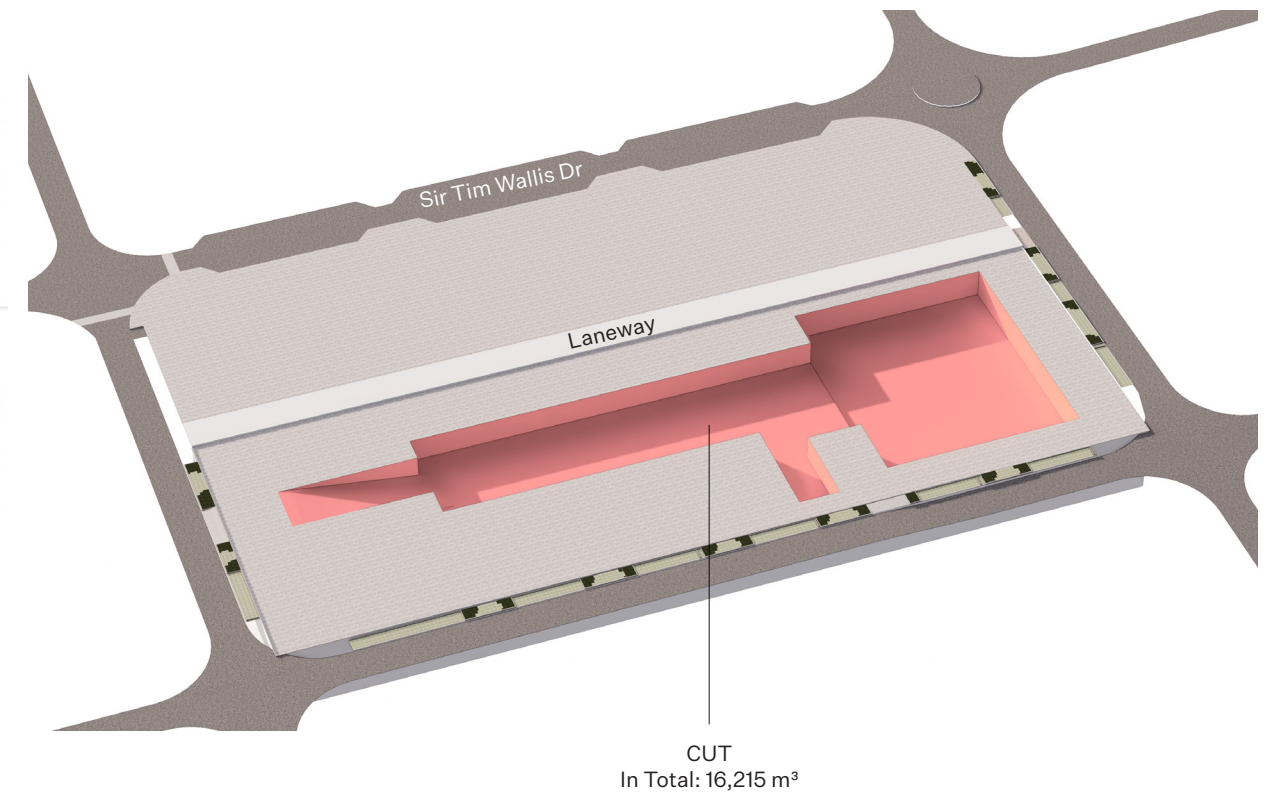
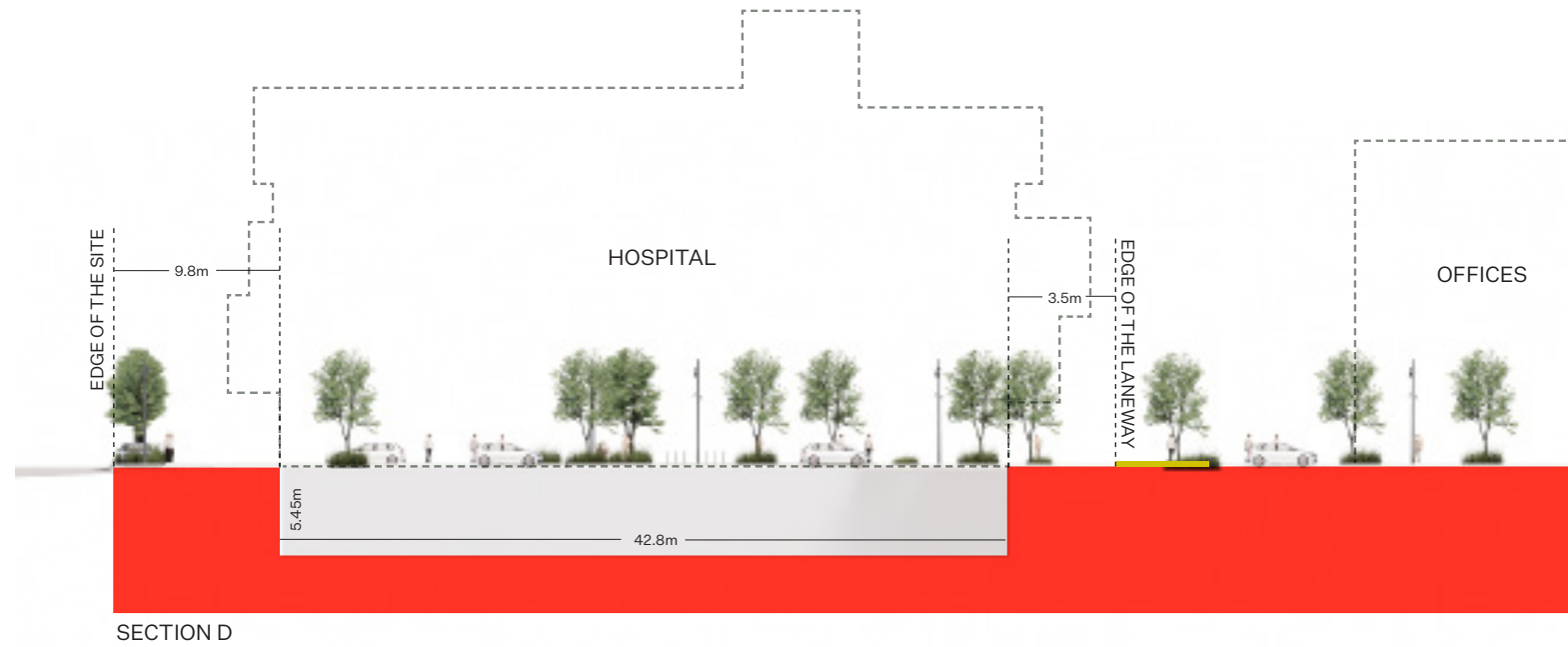
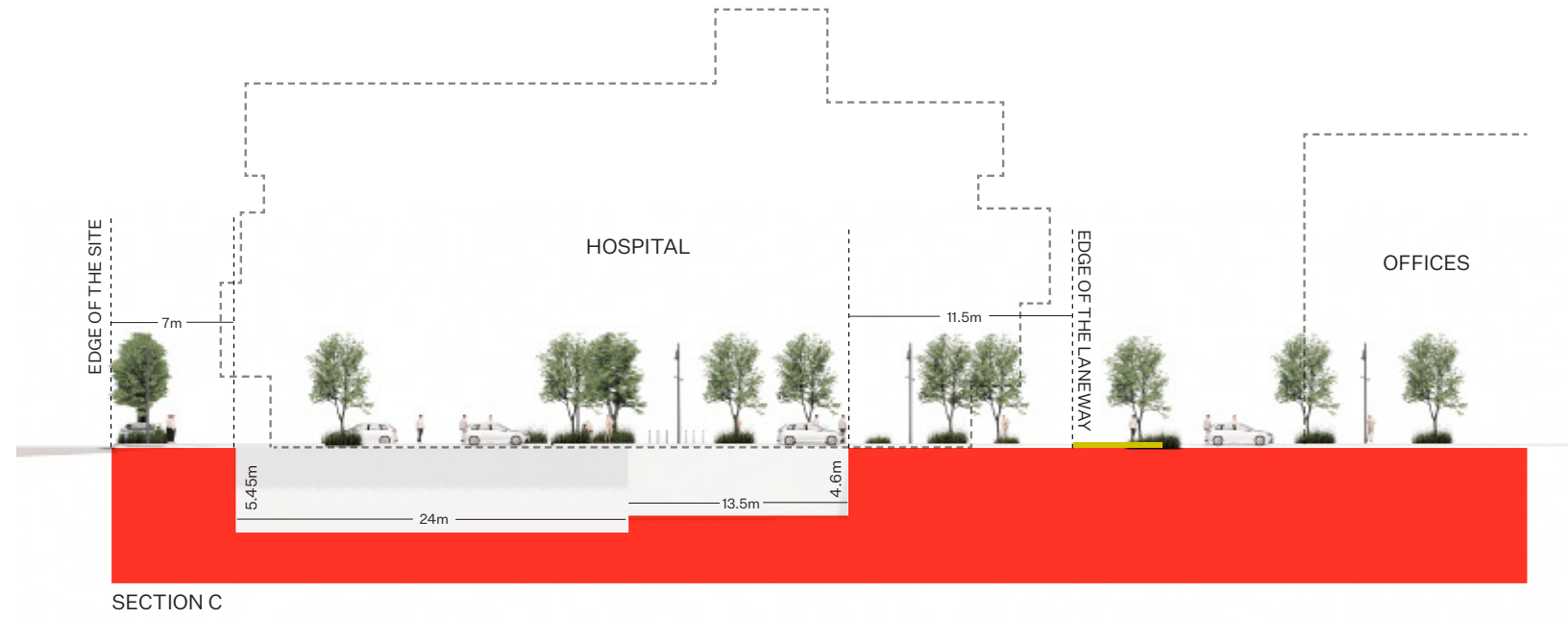
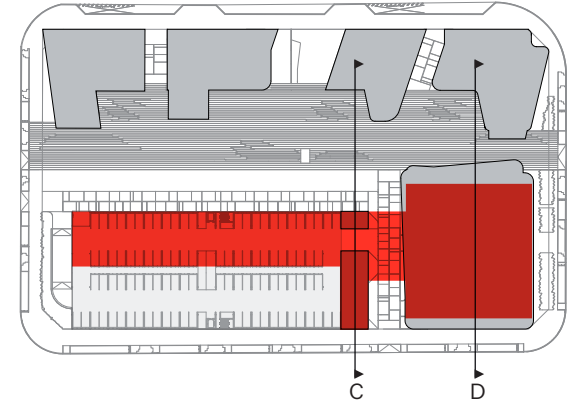




Earthwork Plan & Sections



Earthwork Plan & Sections

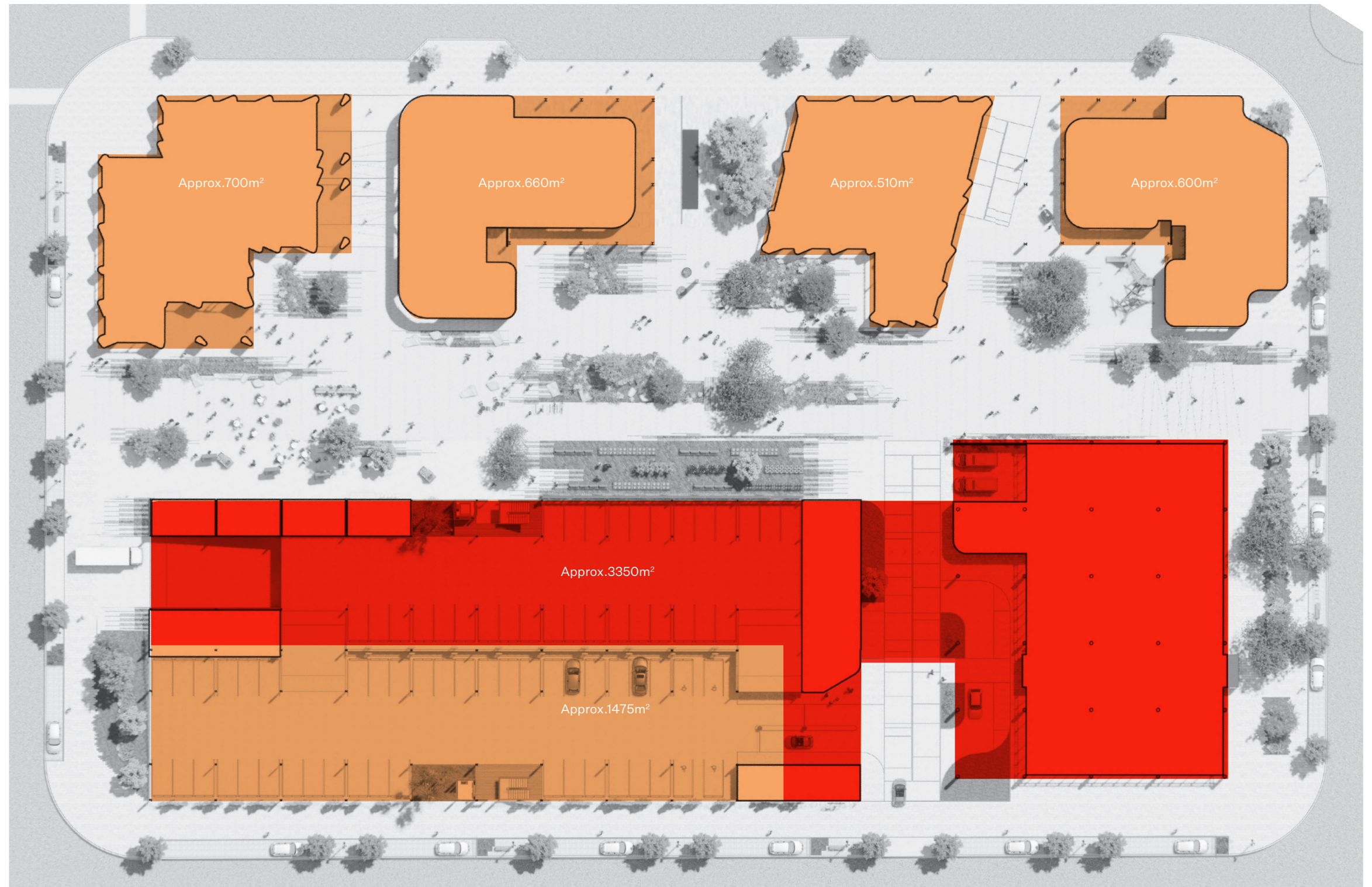


Earthwork Plan - Disturbed Ground

Foundations to buildings
(approx 1200mm deep)

Excavation for basement
(see supporting drawings)

TOTAL: Approx. 7,805m²



Waiora Way

Landscape Report For Resource Consent

Prepared for ROA

22nd Nov 2024



Mana Ahurea

RE SET



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Introduction

Reset Urban Design, working in partnership with Aukaha, have been engaged by ROA to develop a comprehensive Landscape Concept Masterplan for the proposed health development on a 1.3 hectare area of land, at Three Parks, Wānaka (‘Site’). Also known as ‘Waiora Way’

This document accompanies an Urban Design Report (by RESET) along with other associated architectural and civil drawings, in which further detail of the existing site context and new proposals are explained.

The purpose of this document is to provide a robust and thorough landscape design response, which carefully considers the surrounding contextual landscape and is strongly led by mana whenua informed cultural values.

These values have, in turn, inspired design principles, which have been derived from a workshop session with a panel of mana whenua representatives.

Mana whenua, in conjunction with Aukaha, have recognised key opportunities to embed these cultural values throughout the entirety of this project. These values should be treated as preliminary and applicable to this project alone. As such, they are not to be used for external publication without the approval of Aukaha.

Intellectual Property

This body of work contains mātauraka Kāi Tahu knowledge and is intellectual property held collectively and represented by Aukaha and mana whenua. It is important that any contractual undertaking acknowledge the Wai 262 Claim which address the ownership and use of Māori knowledge, cultural expressions, indigenous species of flora and fauna, all known as taoka (treasure), and inventions and products derived from indigenous flora and fauna and/or utilised Māori knowledge.

As such, ownership of any work produced by Aukaha is retained by Aukaha, or by mana whenua as outlined above. Integration of cultural values, therefore, cannot be subject to re-use, alteration, manipulation, removal without consultation with Aukaha and mana whenua.





Cultural History

Ko te Tititea te mauka

Ko ka Tiritiri o Te Moana te tahuhu

Ko Hawea, Wānaka me Whakatipu-waimaori nga roto

Ko Mataau me Ōrau kā awa

Ko Rākaihautū te Tūpuna

Ko Moana-nui-a-kiwa te moana

Ko Kāti Mamoe me Waitaha te iwi Kāi Tahu

Mt Aspiring is the peak

The Southern Alps are the backbone

Hāwea, Wānaka and Whakatipu-waimaori are the water bodies

Mataau me Ōrau are the rivers

Rākaihautū is the ancestor

Moana-nui-a-kiwa is the ocean

Kāti Mamoe and Waitaha are the people

Extract from Kāi Tahu Water Perspective paper 2012

Waitaha and Rapuwai were the first peoples and the earliest ancestors in Te Waipounamu (South Island). Subsequent groups, Kāti Mamoe and Ngāi Tahu migrated south and through a mixture of conquest, collaboration and intermarriage, these strands became united under one tribal identity now known as Ngāi Tahu or Kāi Tahu.

The intergenerational knowledge of te iwi Kāi Tahu comes from all of these earlier peoples and traditions, it reaches all the way back to creation narrative and stretches into the future as a taonga for mokopuna (a treasure for generations). The knowledge itself is an intricate understanding of place, including use of land, water and environment for kai (food), shelter, clothing, survival and indeed flourishing.

**Adapted from Te Rūnanga o Ngāi Tahu
(Statutory Claim)**



Cultural Site Context

Wānaka

Wānaka is one of the iconic lakes of cultural significance to Kāi Tahu (the principal Māori iwi (tribe) of the South Island). It first features in the Waitaha iwi oral tradition of “Kā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Waipounamu (the South Island) were dug by the founding ancestor, Rākaihautū.

The name “Wānaka” is a South Island variant of the word “wānanga”, which refers to ancient schools of learning.

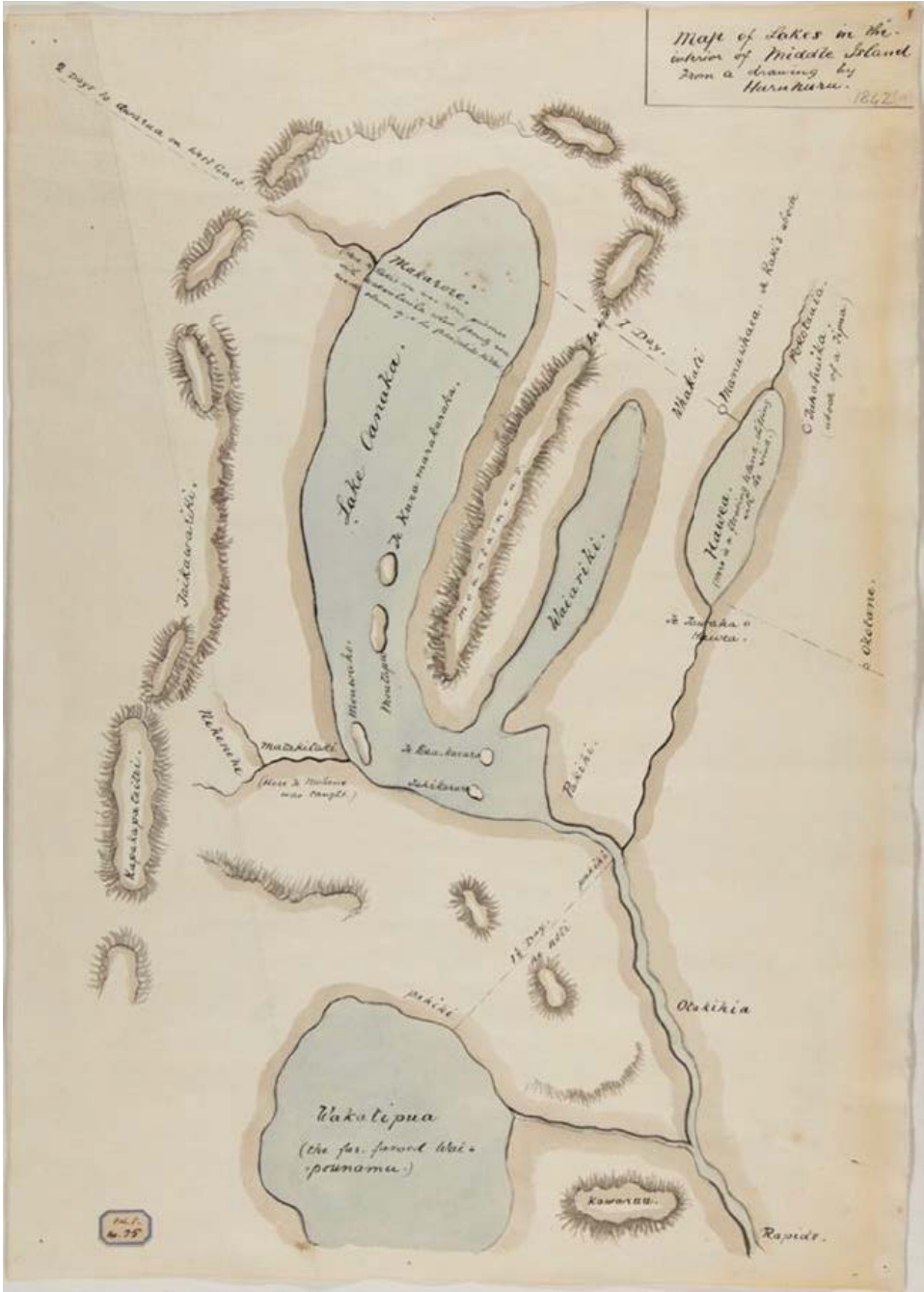
In these schools, Kāi Tahu tohuka (men of learning) would be taught whakapapa (genealogies) which stretched back to over a hundred generations and karakia (incantations) for innumerable situations. All of this learning, they would be required to commit to memory. The name tells us that Wānaka was the premier place of such deep learning in Te Waipounamu.

The crystal waters of the mountains and the lake were fundamental in this learning experience and through the metaphor of water, the stories of Kāi Tahu, Kāti Mamoe (a Māori iwi, originally from the Heretaunga Plains of Hawke’s Bay) and Waitaha (an early Māori iwi) can be remembered and reasserted on the landscape.

He pukenga wai, he
pukenga kōrero

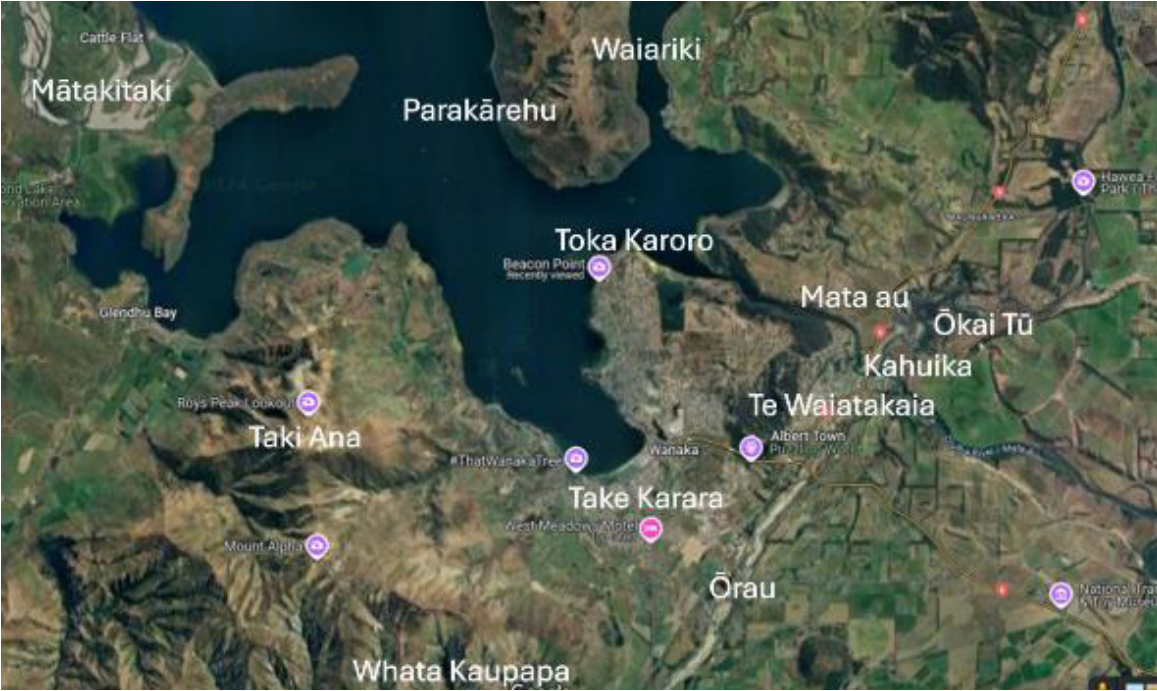
A body of water, is a body
of knowledge

a well known māori proverb



Kāi Tahu rakatira (a Kāi Tahu chief) Te Huruhuru, drew one of the first maps of Lake Wānaka for Edward Shortland during his 1843-44 visit.

Local Kāi Tahu Placenames



Map showing Kāi Tahu Placenames. There are many known sites of Kāi Tahu occupation around the Wānaka area. Traditional placenames are reminders for us of the intergenerational knowledge held in the land and waterways.

	Ikoa Kāi Tahu	English Name	Context
	Taki Ana	Roys Peak	Mauka (mountain)
	Te Waiatakaia	Mt Iron	Mauka (mountain)
	Kahuika		Merging point of Te Mata au me te Ōrau
	Mata au	Clutha River	Ara tūpuna (traditional travel path)
	Ōrau	Cardrona River	Ara tūpuna (traditional travel path)
	Mātakitaki	Matukituki River	Ara tūpuna (traditional travel path)
	Manuhaea		Nohoaka/Mahika kai (site of occupation)
	Ōrokotewhatu	The Neck	
	Waiariki	Unnamed	Stretch of wai (water) between the mainland and the Parakārehu. (Stephenson’s Peninsula)
	Parakārehu	Stephenson’s Peninsula	Nohoaka/Mahika kai (site of occupation)
	Ōkai Tū		Nohoaka/Mahika kai (site of occupation)
	Toka Karoro		Nohoaka/Mahika kai (site of occupation)
	Whata kaupapa		Nohoaka/Mahika kai (site of occupation)