

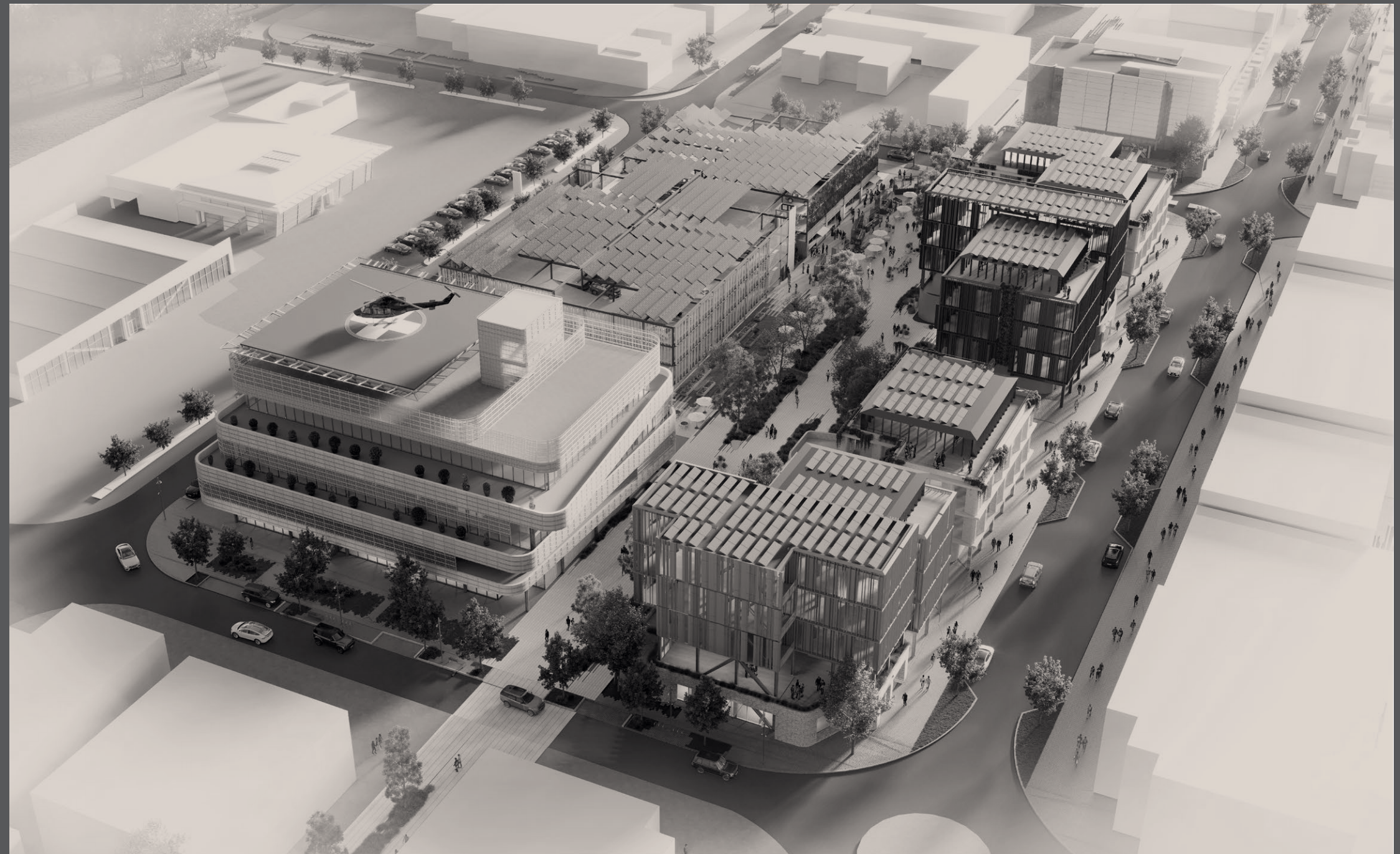


# Wānaka First District

# Design Report

Project Number 10022  
April 2024

Wanaka First District





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**Document Revision Status**

Date 29.04.2024

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**Disclaimer**

While Warren and Mahoney has endeavored to summarise the preliminary design process in this document and appendices, the report format cannot represent the broad range and depth of information captured on the preliminary design Drawings, Specifications and Schedules. 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.



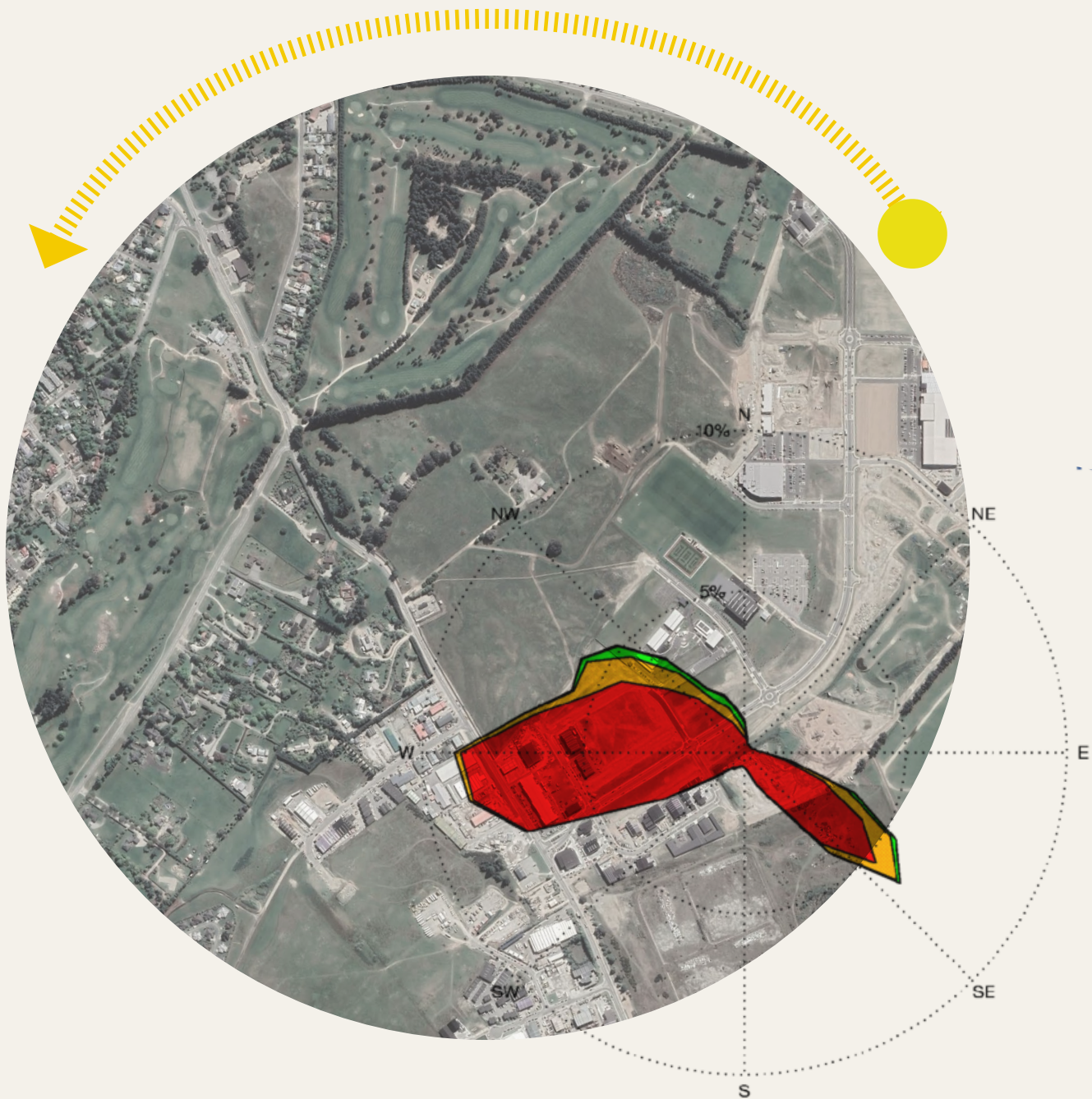
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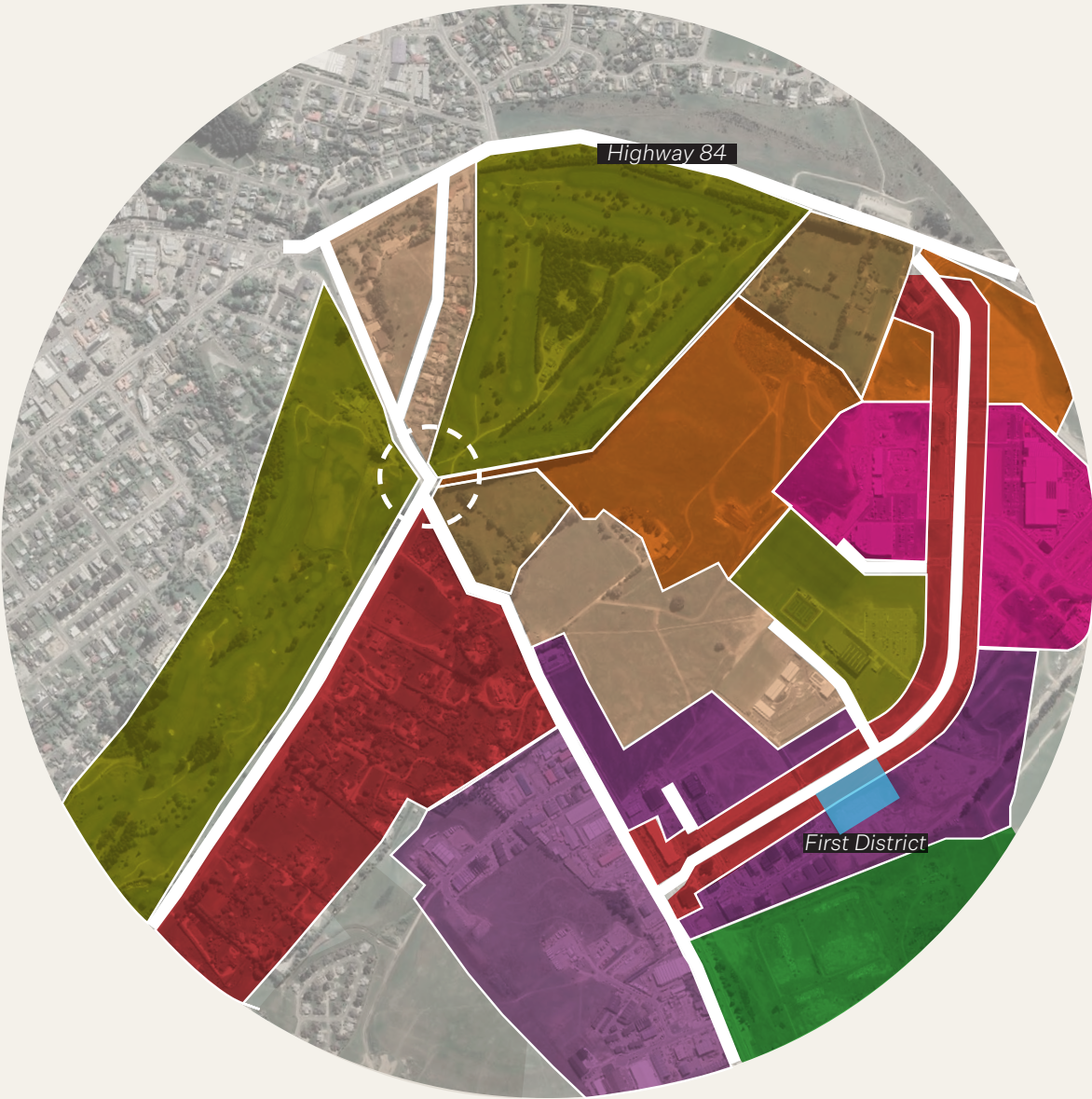




# Context Analysis



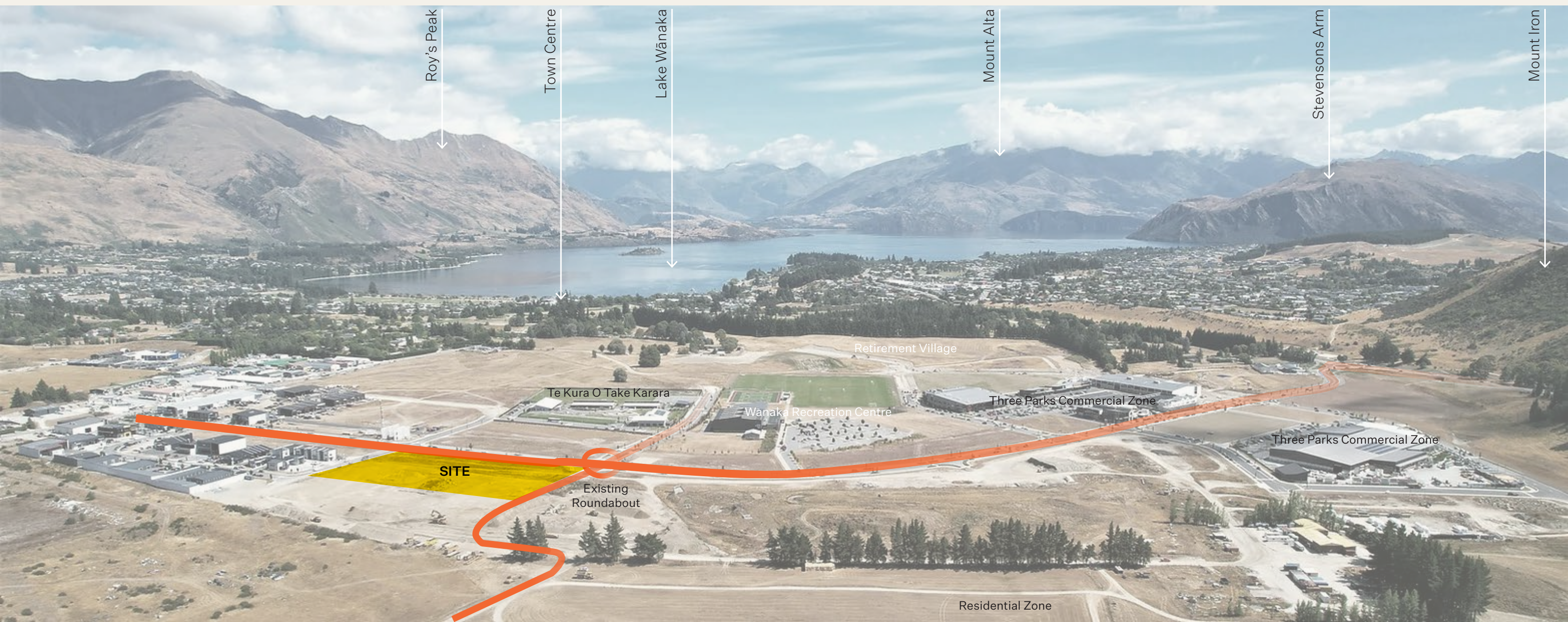
PREVAILING WIND DIRECTION	
1-20 km/hr	<span style="color: red;">■</span>
21-30 km/hr	<span style="color: orange;">■</span>
31-40 km/hr	<span style="color: green;">■</span>
>40 km/hr	<span style="color: blue;">■</span>



KEY	
Lower Density Suburban Residential	<span style="color: lightorange;">■</span>
Medium Density Residential	<span style="color: brown;">■</span>
High Density Residential	<span style="color: orange;">■</span>
Business Mixed Use	<span style="color: red;">■</span>
Community Purposes	<span style="color: olive;">■</span>
Active Sports and Recreation	<span style="color: green;">■</span>
Three Parks Business	<span style="color: purple;">■</span>
Three Parks Commercial	<span style="color: magenta;">■</span>



# Context Analysis





# Site Plan

The site is located at the heart of the Three Parks Development on Sir Tim Wallis Drive between Deering Street and Grace Wright Drive. The site forms part of the key frontage onto Sir Tim Wallis Drive at the intersection linking to the local school, sports facility, and future residential developments.

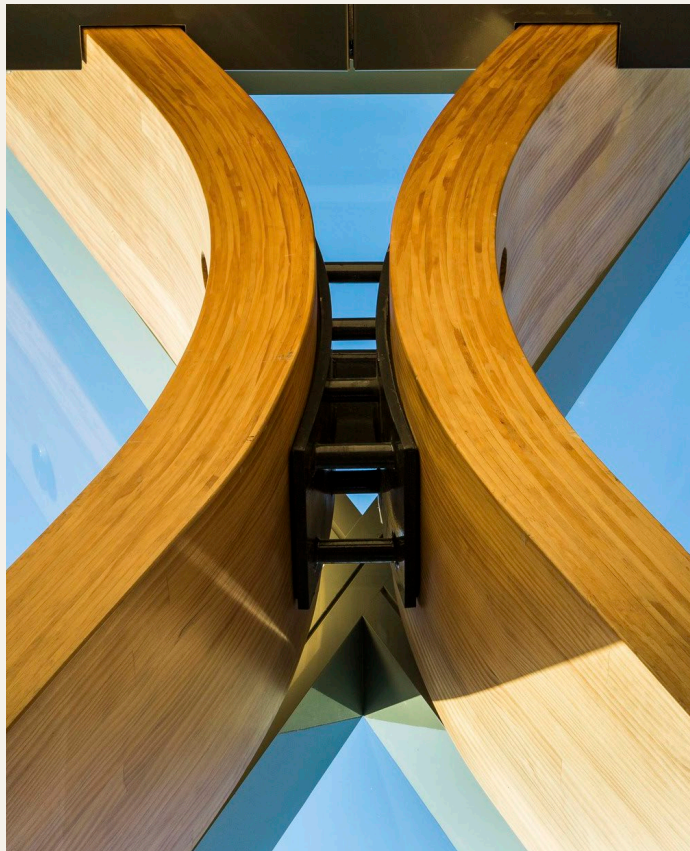
The First District is a unique opportunity to develop a block-wide urban strategy that generates positive synergies for tenants and will set a high benchmark for the surrounding Three Park commercial developments. The resulting vision is for a vibrant precinct with pedestrian laneways, public squares, attractive landscaping, and outdoor eating areas that will greatly enhance the wellbeing and character of the local community.





# Design Drivers

The First District is a unique opportunity to develop a block-wide urban strategy that generates positive synergies for tenants and will set a high benchmark for the surrounding Three Park commercial developments. The proposed scheme reflects the aspiration for a vibrant precinct with pedestrian laneways, public squares, attractive landscaping, and outdoor eating areas that greatly enhance the well-being and character of the local community.



## Low Carbon Future

Reducing the carbon intensity of our buildings is vital if New Zealand is to meet our carbon reduction commitments to ensure the prosperity of future generations. To create a meaningful positive impact our environment, it is becoming increasingly vital to align sustainable design with tenant expectations and commitments.

We have utilised the latest technology to test different design strategies and their impacts on embodied carbon and building energy use. This process has driven choice of timber primary structure, window sizing and orientation, along with selected building materials to ensure the carbon footprint is minimised.

## Wellbeing & Community

Designing a building with a focus on well-being and community involves creating spaces that promote physical and mental health, enhance productivity, and foster a sense of comfort and connection.

This is achieved by maximising access to daylight and views, providing good indoor air quality, and the use of natural materials.

The proximity retail amenities, meaningful urban spaces such as laneways and outdoor breakout spaces is key in creating a desirable workplace.

Creating pedestrian and cycle friendly urban spaces amongst the new buildings maximises the foot traffic potential and creates a vibrant, people-friendly environment.

## Unique to Wānaka

Wānaka has a unique and spectacular natural setting with distinctly beautiful seasons that make it a highly desirable location to visit and live. The dramatic alpine landscape and surrounding wilderness have created a unique community that is defined by love of the nature and sense of adventure. This is reflected in the built environment which is vibrant and contemporary, but also steeped in its rural past and respectful to its natural beauty.

## Human Scale

Human-scale buildings foster a sense of connection between individuals and their environment. When buildings are proportionate to human scale, they create a more intimate and relatable setting and will feel more appropriate within the Wānaka setting. Creating variety in the height and form of the facade enhances this sense of human scale and provides a richer urban environment.



# Key Masterplan Influences

The development of the Wanaka First District Masterplan has been influenced by an examination of important factors. The main influences are summarised in the diagrams below offering a summary of the elements that have guided the development process.



## Primary Commercial ‘Address’

The First District has the potential to completely change the nature and essence of Sir Tim Wallis Drive turning it into Wanaka’s hub for healthcare and business.



## Beyond the Boundary

The First District development comprises an entire block at the epicenter of the business mixed use area. The opportunity exists for the project to influence the development of surrounding streets and blocks- effectively extending the influence of the project into the public realm.

This includes the opportunity to create an urban pathway along Grace Wright Drive that will connect the School and Wanaka Rec Centre in the North with the residential area in the South. The corridor will be filled with greenery allowing for a transition between these important locations.



## Fine Grained Permeability

The First District precinct enables through-site connections at a range of scales - both internal and external. Importantly the masterplan recognises the existing desire line running across the site. This is key to creating a pedestrian friendly precinct that relates to the human scale.



## Central Pedestrian Street

The central pedestrian street bisects the block from east to west. A strong opportunity exists for the First District to extend this axis and with further development eventually be able to facilitate greater connectivity to adjacent sites.



# Site Strategy

<b>Integrated Hospital</b> Inpatient Beds : 24 PACU Stage 1 : 12 PACU Stage 2 : 12 ED Patient Places : 20 ED RESUS : 1 Consulting Procedure Recovery : 2  Patient Places : 71	4 x Theatre Radiology / Imaging Emergency Department Pharmacy  Area : 6,300 m <sup>2</sup>	<b>EV Charger Park</b> Photovoltaic Cells feeding scheme  Number carparks: 305 Area : 11,660 m <sup>2</sup>	<b>Building 4</b> Allied Health Providers Medical Laboratory  5 Levels 2,960m2 (600m2 Floor Plate)	<b>Building 3</b> Health Consultants Food & Beverage  4 Levels 1,770m2 (420m2 Floor Plate)	<b>Building 2</b> Health Consultants Food & Beverage  5 Levels 3,260m2 (660m2 Floor Plate)	<b>Building 1</b> Commercial Offices  4 Levels 2,780m2 (700m2 Floor Plate)
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# Street Elevation Sir Tim Wallis Drive



**SCALE AND FORM**  
Human-scale buildings foster a sense of connection between individuals and their environment. When buildings are proportionate to human scale, they create a more intimate and relatable setting and will feel more appropriate within the Wānaka setting. Creating variety in the height and form of the facade enhances this sense of human scale and provides a richer urban environment.

**UNIQUELY WĀNAKA**  
Wānaka is uniquely located in an alpine setting on the edge of wilderness. The forms, colours, and materials for the First District landscape design and architecture draw inspiration from Wānaka's untamed landscapes and dramatic seasonal variation.





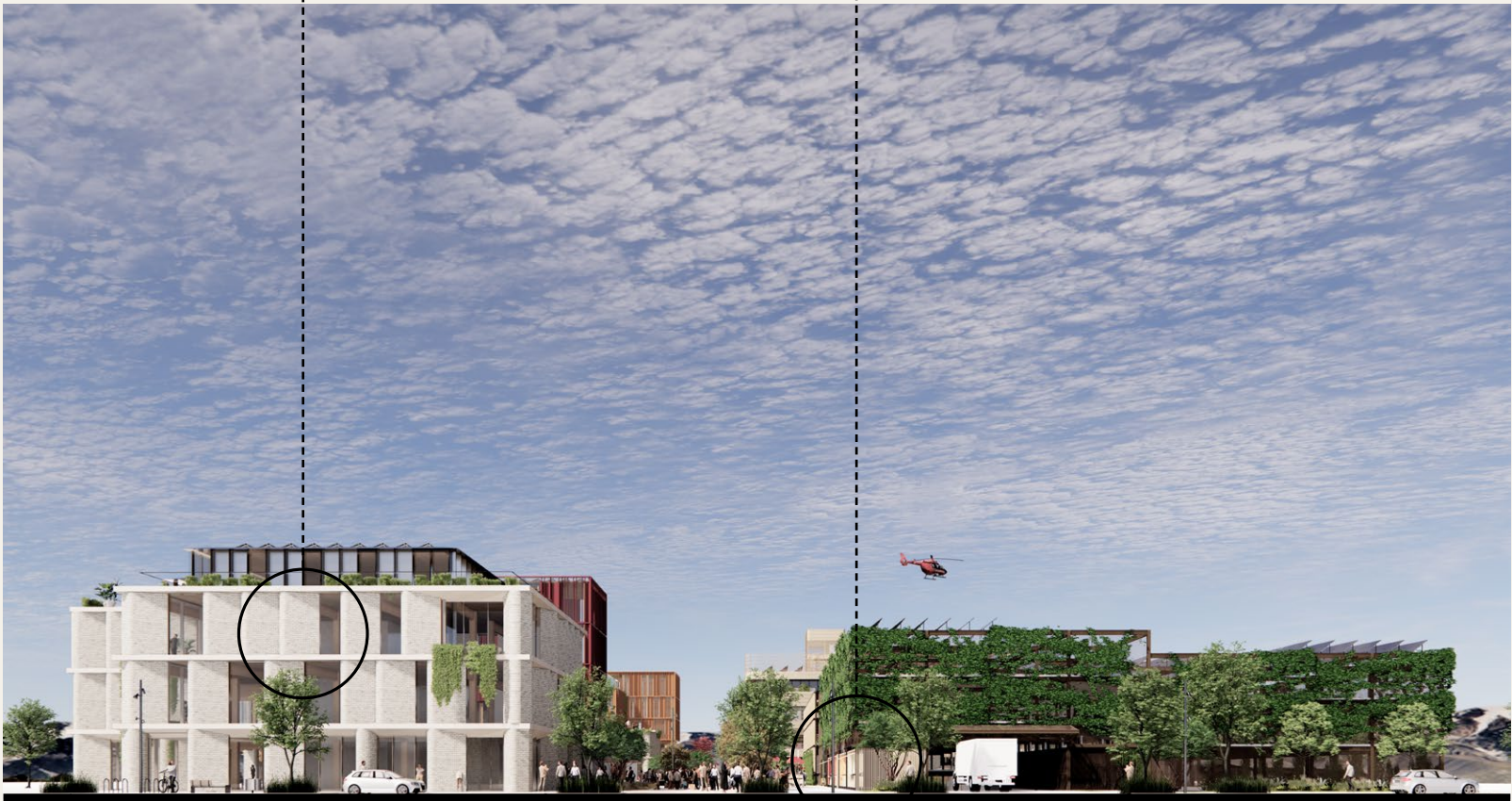
# Street Elevation Deering Street



**LOCAL MATERIALS**  
The use of masonry brick cladding is expressive of the alpine landscape. Brick also has low embodied carbon and can be sourced locally in the South Island. The use of local materials will be prioritised to reduce the embodied carbon generated by transport and to support local business and industry.



**COMMUNITY**  
Pop-up style retail tenancies open out of the laneway on the ground floor of the car park building. These small spaces offer affordable retail spaces for small operators and start-ups and help to create a more diverse community within the Three Parks District.



Building 1

EV Charger and Parking



# Street Elevation McCormick Street

## BIOPHILIA

The EV Charger car parking building are screened with mesh that will encourage climbing vegetation to clad the car park building over time. Enhancing the presence of nature in the site will also enhance the wellbeing of the community using the precinct.



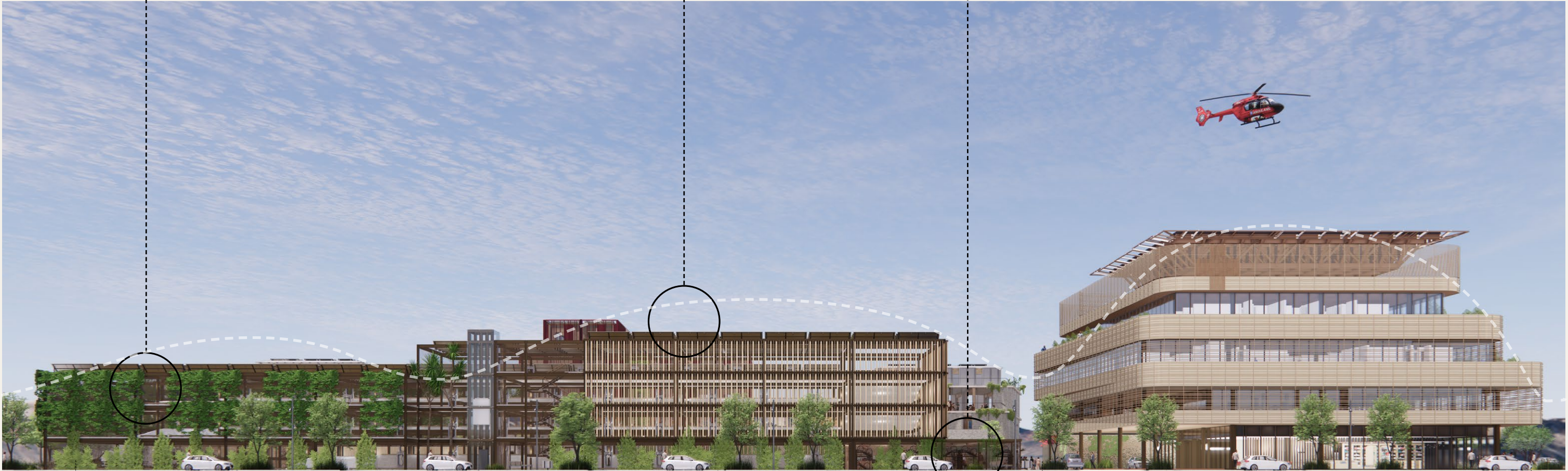
## RENEWABLE ENERGY

Solar panels to the upper levels of the carpark offer shade and cover to parked cars as well as reducing the energy demand of the precinct during peak daytime hours.



## CYCLE FRIENDLY

Cycle parking has been strategically placed in highly visible locations to encourage the use to cycling as alternative means of transport. The parking building offers dedicated secure covered cycle parking spaces and there are also numerous cycle parking opportunities within the precinct landscaping.



EV Charger and Parking

Hospital



# Street Elevation Grace Wright Drive



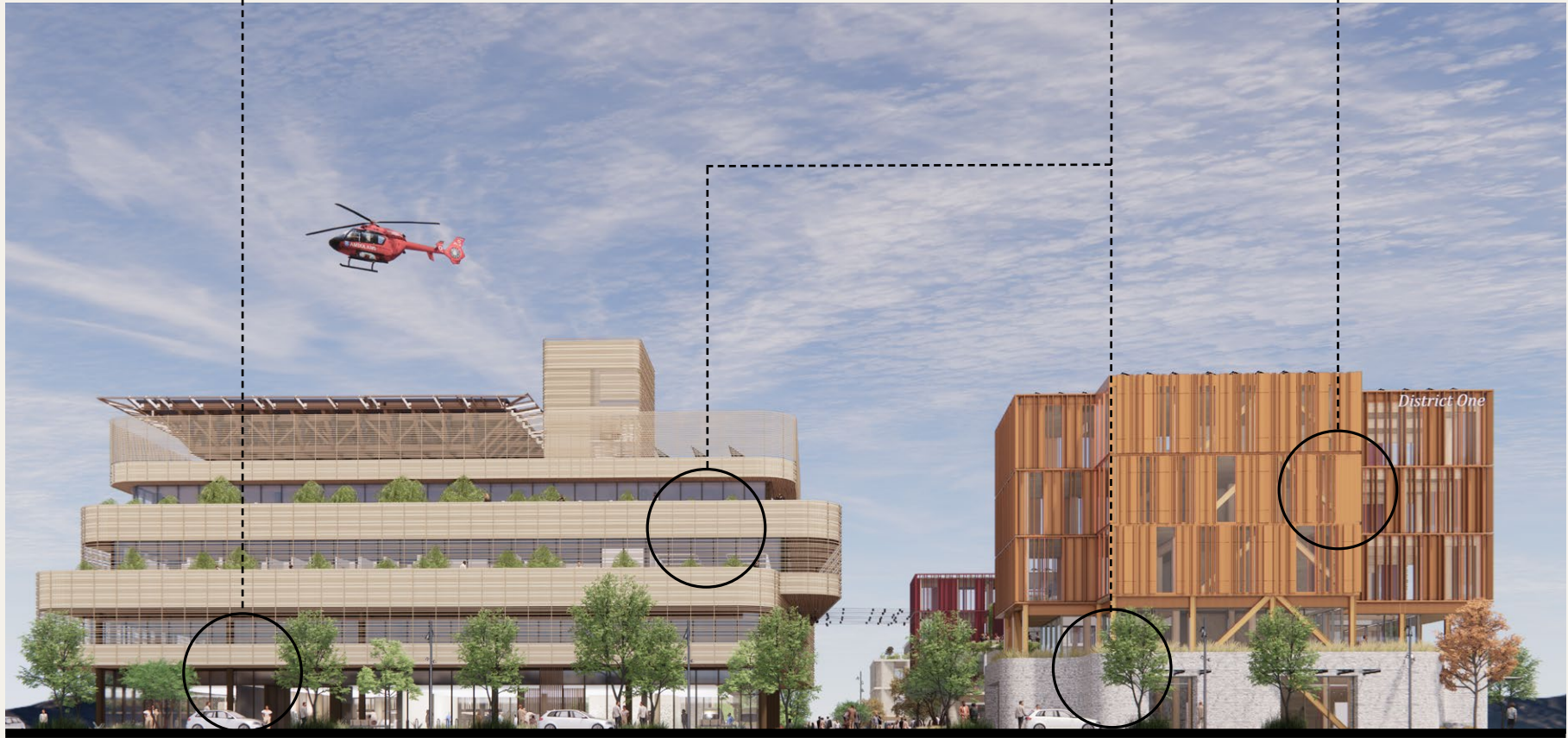
**BOULEVARD**  
A widened footpath creates a feature boulevard that emphasises the key axis along Grace Wright Drive that connects First District to the School and the Wānaka Rec Centre in the North and also links to the future residential area in the South. The corridor will be filled with greenery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



# Landscape Strategy

Scale 1:500 @ A3



KEY	
Proposed Building Footprint	
Proposed Vehicle Lanes / Shared	
Driveways / Manoeuvre area	
Pedestrian Lanes/Community Break Out Spaces	
Proposed Ground Floor Tenancy spill-out	
Drop-Off	
Vehicle Access Points	
Vehicle Access to Car parking	
Loading spaces	
Bicycle Parking Locations	



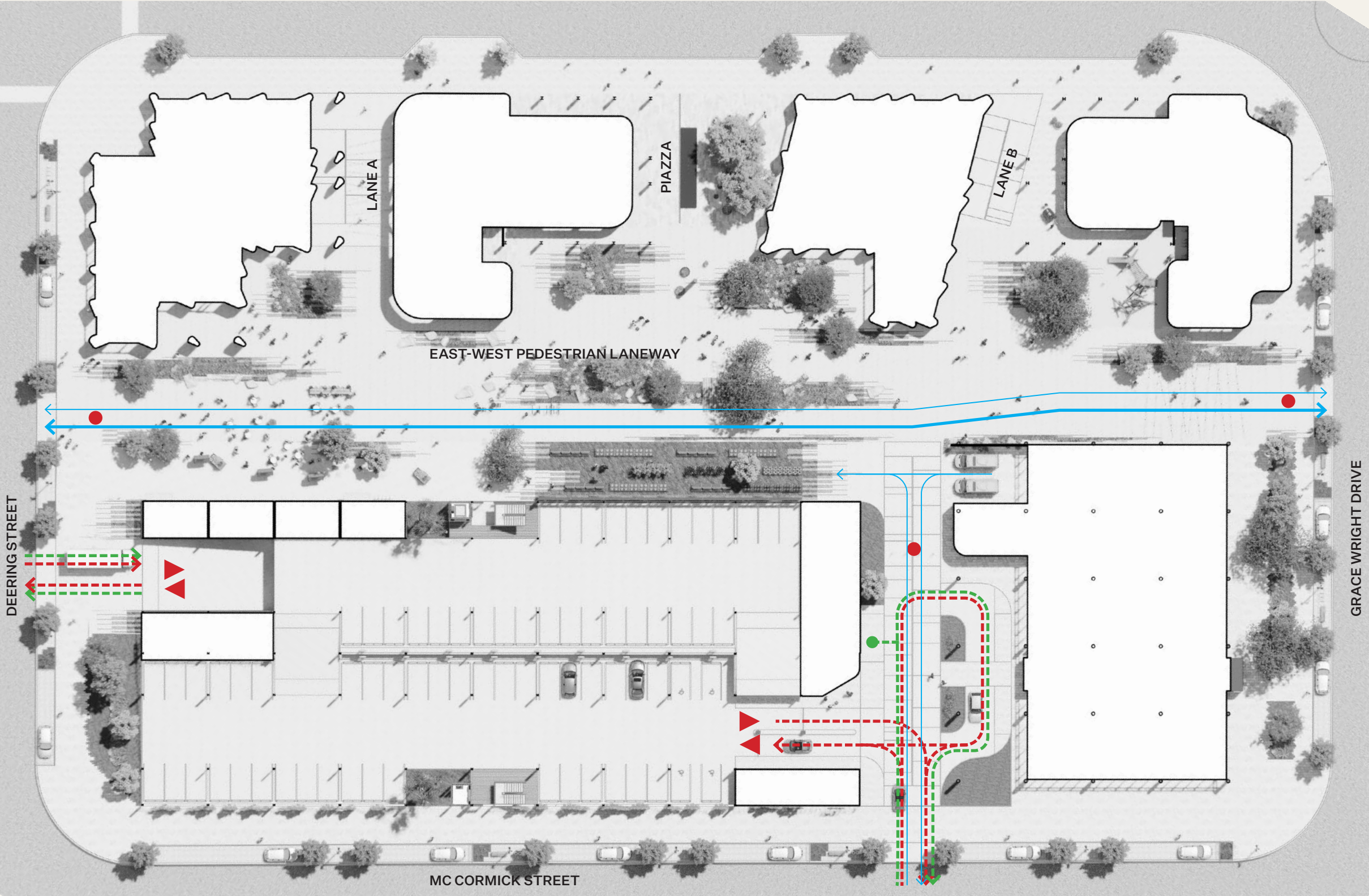


# Site Access Strategy

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)	●



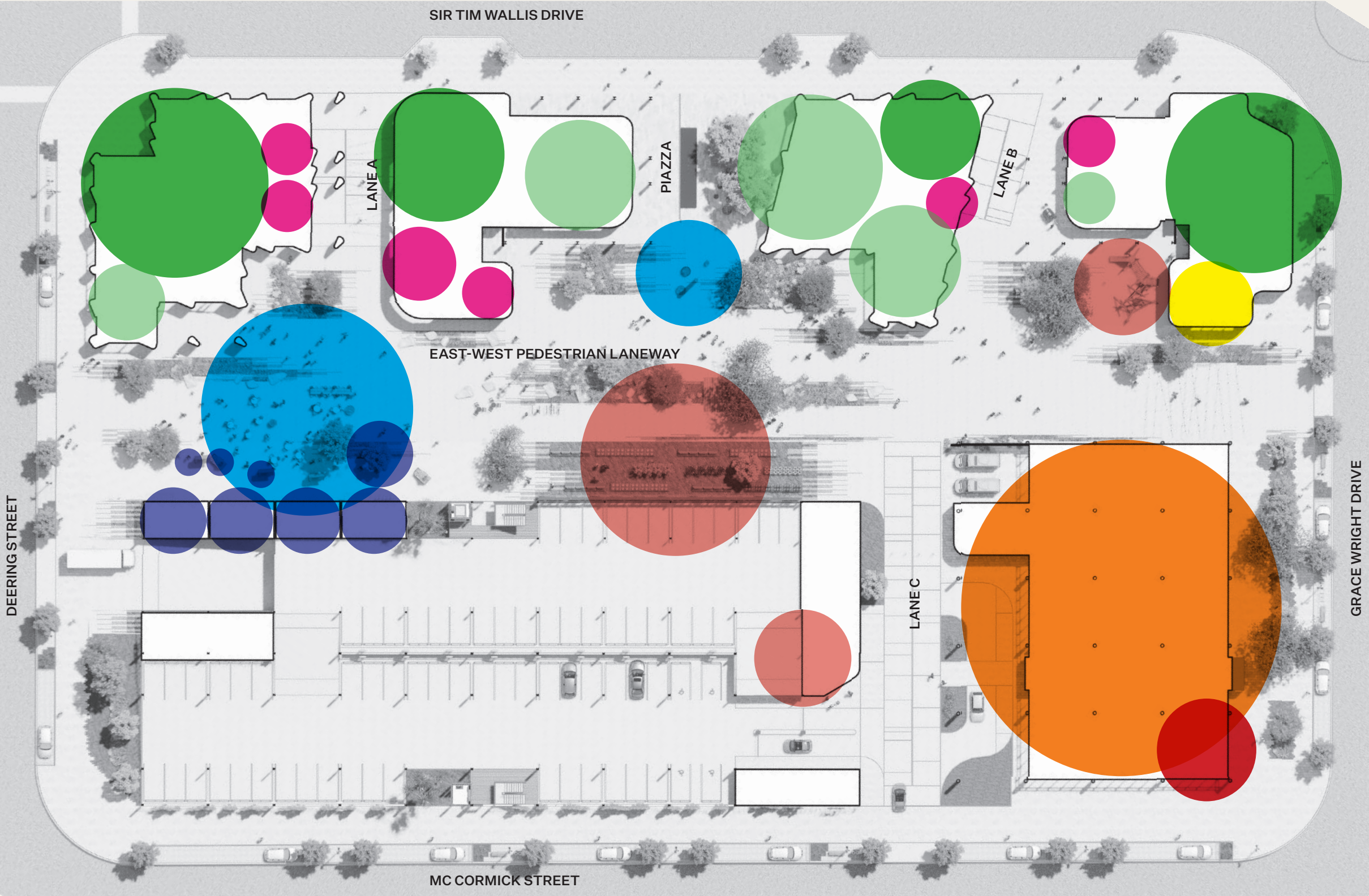


# Site Activity Analysis

Scale 1:500 @ A3



KEY	
BOUTIQUE RETAIL	<span style="color: magenta;">●</span>
HOSPITAL	<span style="color: orange;">●</span>
HEALTH (Pharmacy)	<span style="color: red;">●</span>
COMMERCIAL/HEALTH	<span style="color: green;">●</span>
FOOD & BEVERAGE	<span style="color: lightgreen;">●</span>
EVENT SPACE / PERFORMANCE / ACTIVITY (outdoor space for performance and small events, temporary structures for flexible use, open space for markets)	<span style="color: blue;">●</span>
COMMUNITY	<span style="color: lightcoral;">●</span>
SPECIALITY	<span style="color: yellow;">●</span>
FOOD STALL	<span style="color: darkblue;">●</span>





# Planting Strategy

Scale 1:500 @ A3



A choreographed palette of native planting designed to create an authentic and immersive urban landscape experience.

A mix of native tree species to be continuous and consistent across the site with considered species that reflect the cultural and historical layers of the site.

In addition these operate as bioswales and filters for collected stormwater prior to its ingress into the lake

KEY

Wet Zone - Wetland	
Sandy Zone - Sandy	
Dry Zone - Dry	





# Commercial Ground Floor Plan





# Commercial Ground Floor Plan





# Commercial Typical Floor Plan



DEERING STREET

EAST - WEST PEDESTRIAN LANEWAY





# Commercial Typical Floor Plan





# Commercial North & South Elevations



NORTH ELEVATION - SIR TIM WALLIS DRIVE



SOUTH ELEVATION - LANEWAY



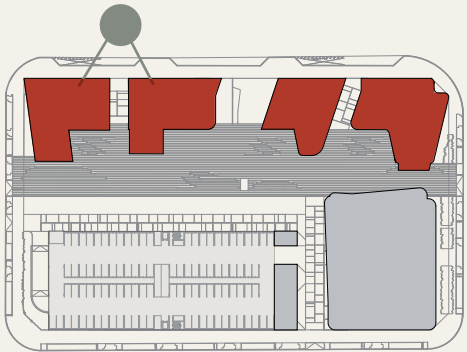


Below: View along Sir Tim Wallis Drive



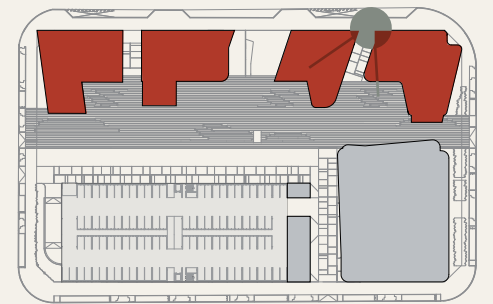


**Below:** View towards pedestrian street through Lane A





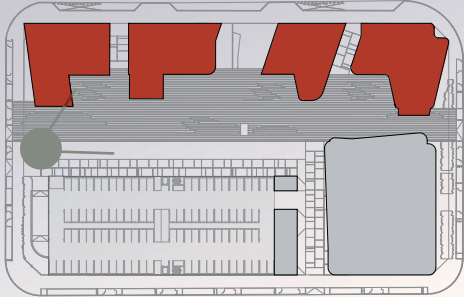
**Below:** View from the Lane B looking toward the Hospital and the EV Charger Car Park







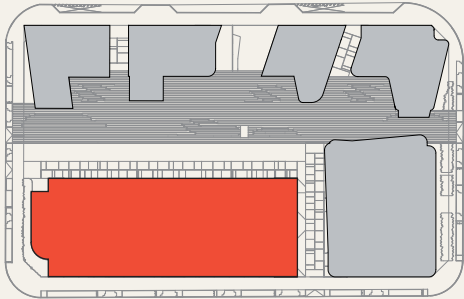
**Below:** View from Deering Street through pedestrian street



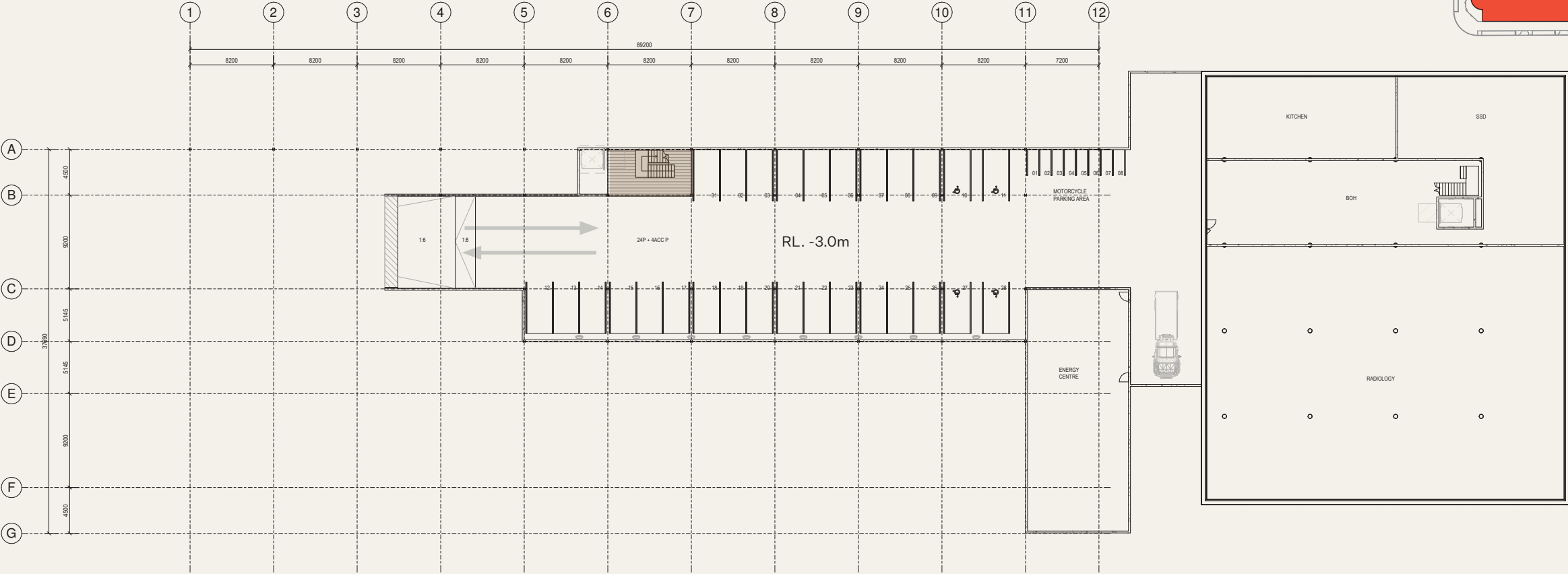


# EV Charger Car Park Plans

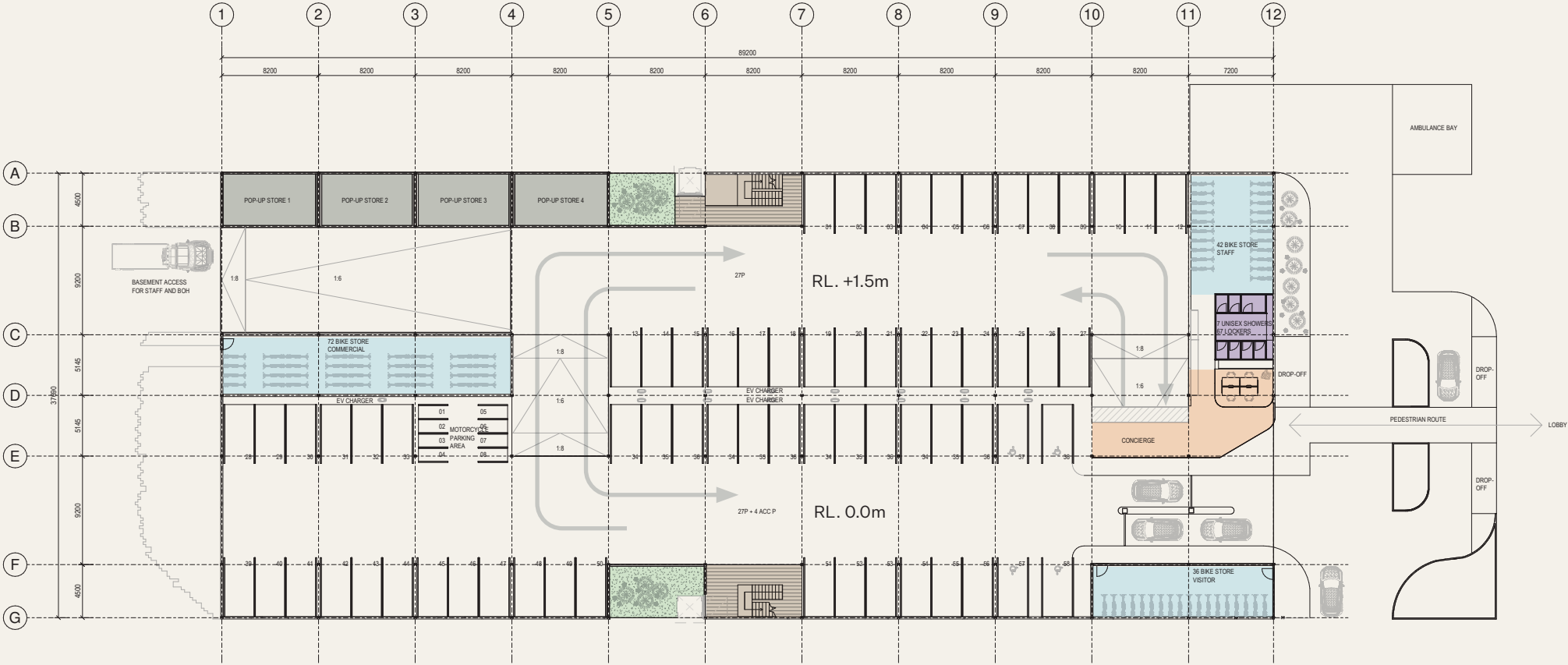
Scale 1:500@ A3



BASEMENT



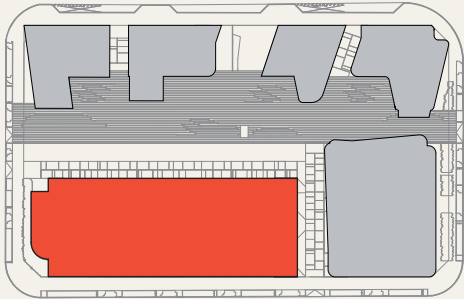
GROUND FLOOR



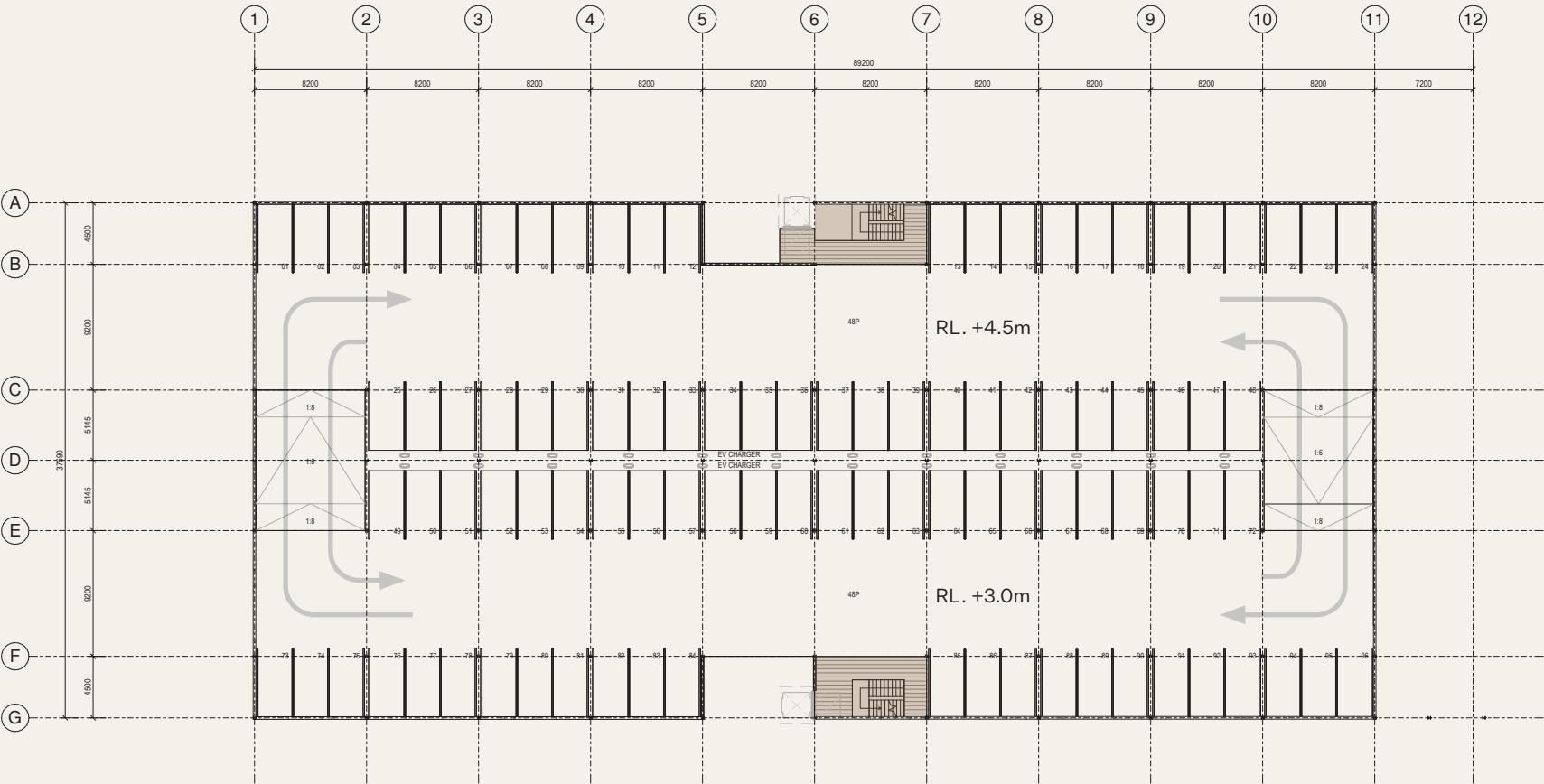


# EV Charger Car Park Plans

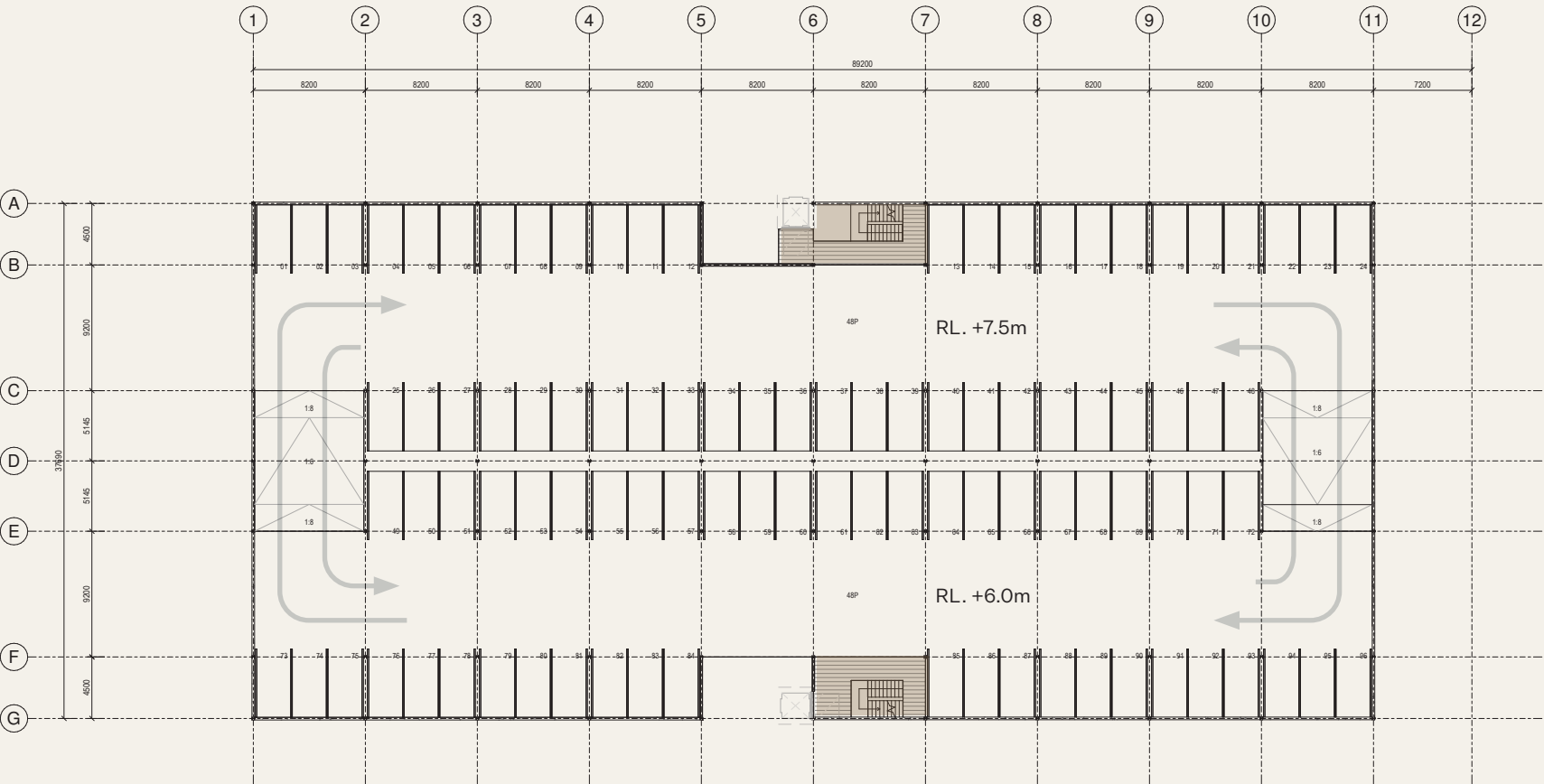
Scale 1:500@ A3



LEVEL 01



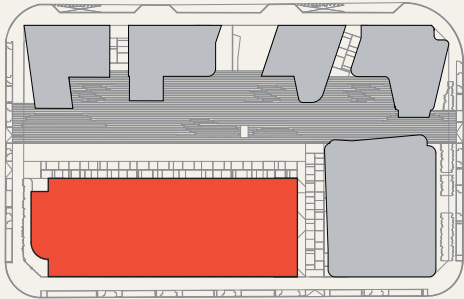
LEVEL 02



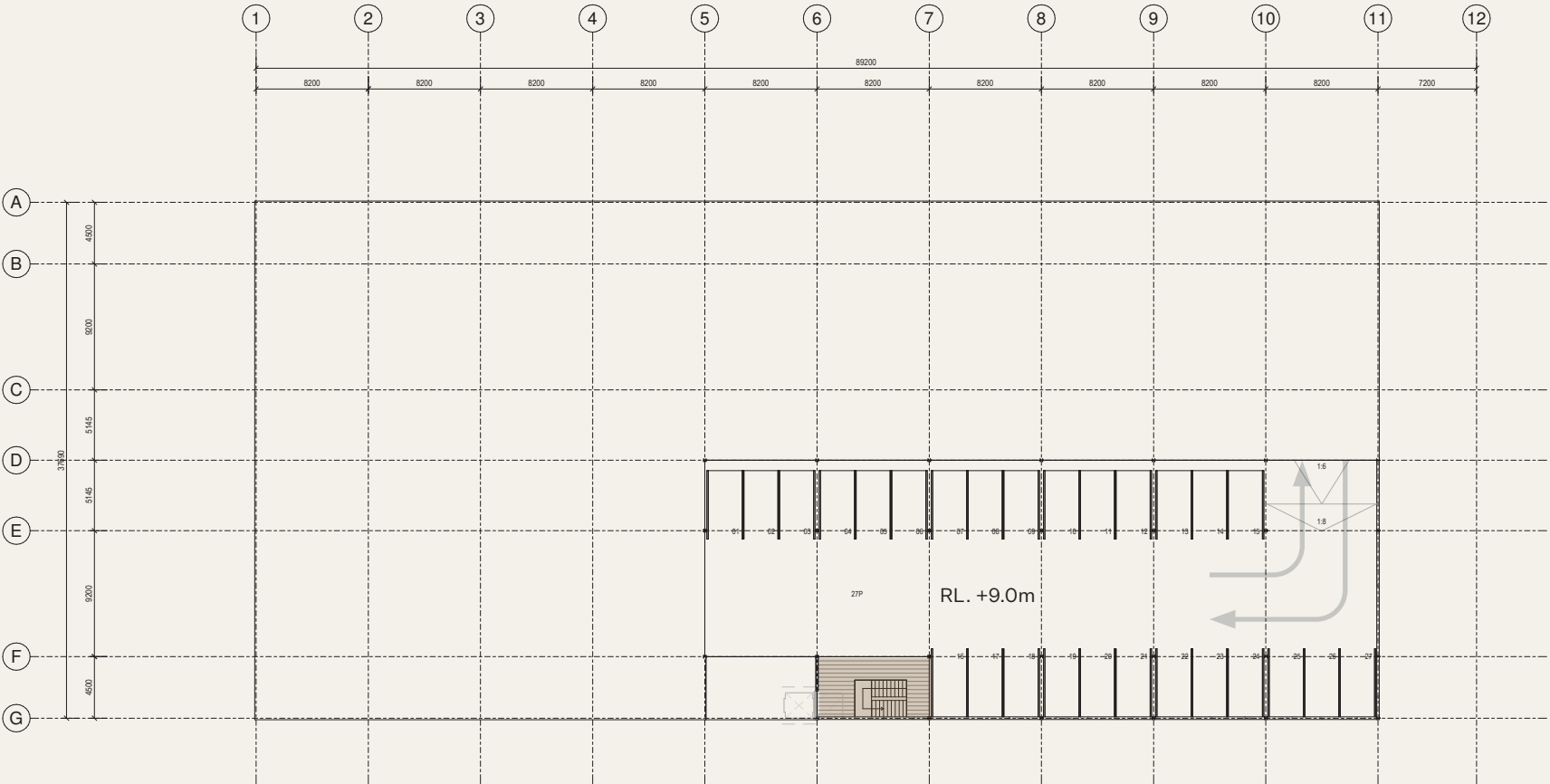


# EV Charger Car Park Plans

Scale 1:500@ A3



LEVEL 03

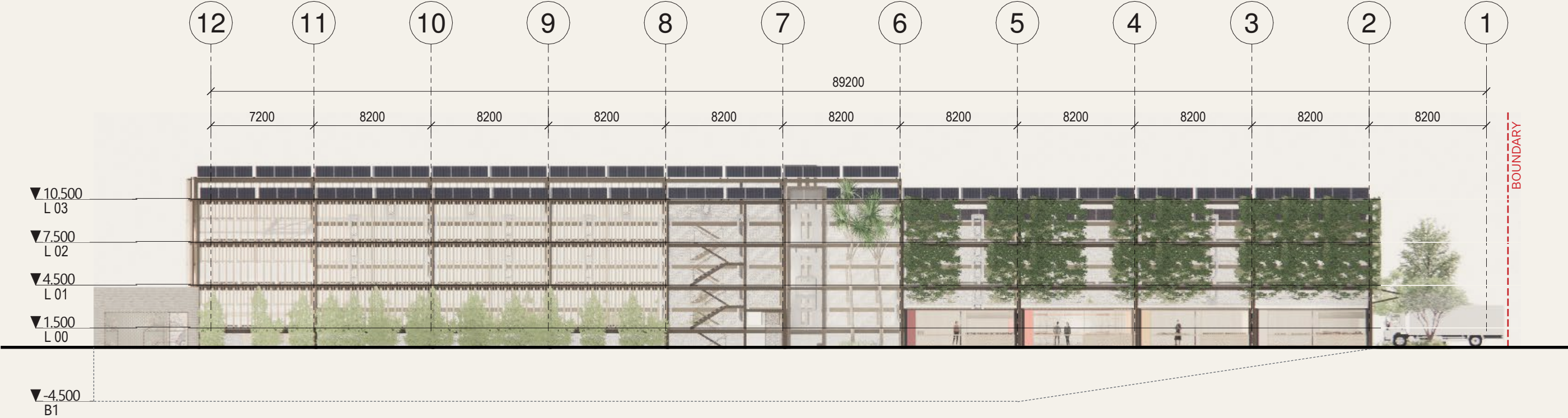
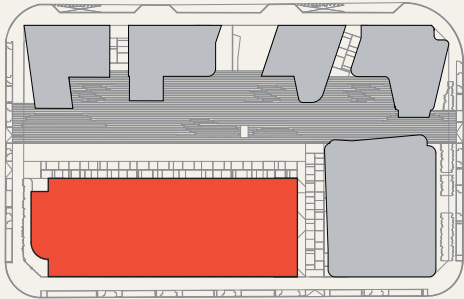


	Carpark	Acc. Carpark	EV Charger Car Park	Motorbike	Bike (Staff)	Bike (Visitor)	Bike (Commercial)
Basement	24	4		8			
Ground Floor	54 (28EV)	4 (2EV)	30	8	42	36	72
First Floor	96 (48EV)		48				
Second Floor	96						
Third Floor	27						
Total:	297	8	78	16	42	36	72

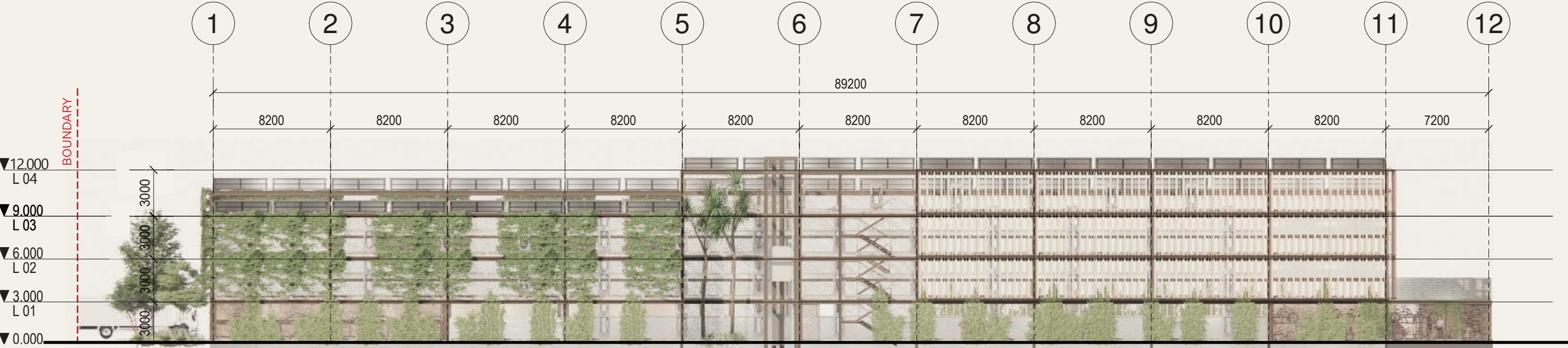


# EV Charger Car Park Elevations

Scale 1:300 @ A3



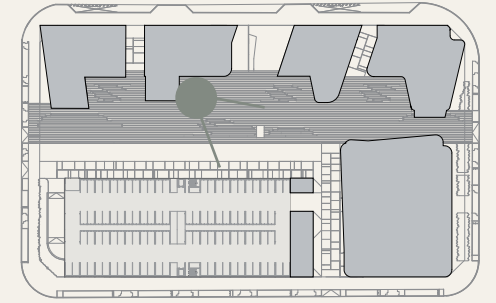
NORTH ELEVATION



SOUTH ELEVATION



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

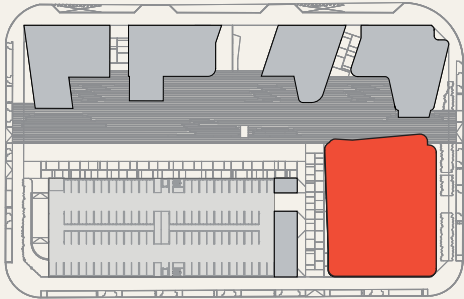




# Hospital Basement

Scale 1:250 @ A3

Area - 1,550 m<sup>2</sup>

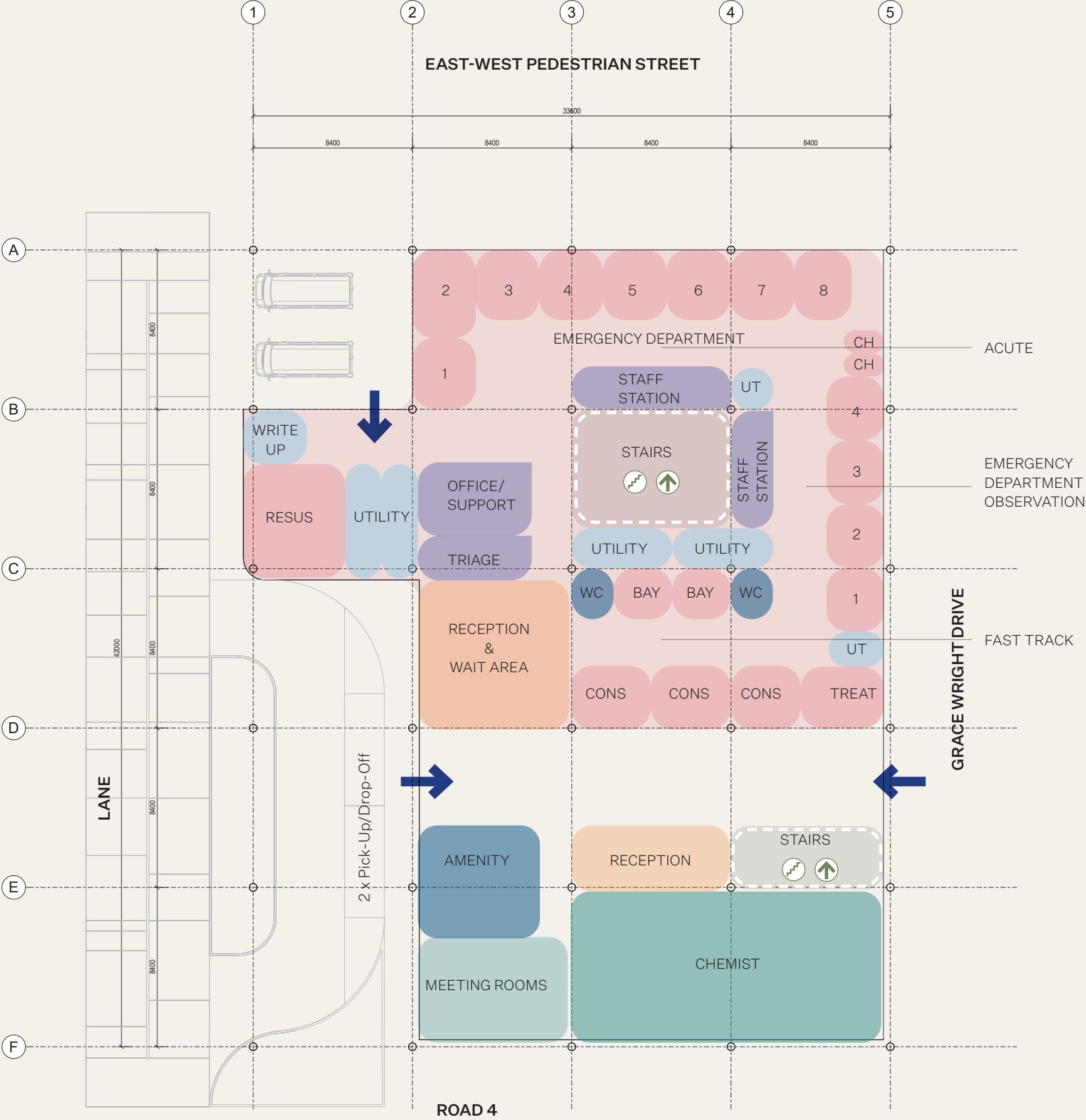
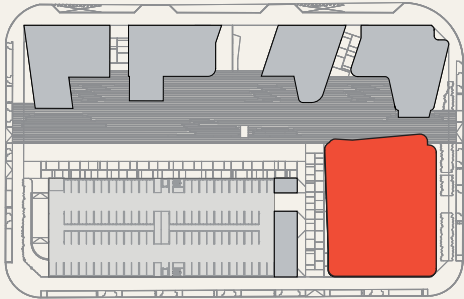




# Hospital Ground Floor

Scale 1:250 @ A3

Area - 1,100 m²

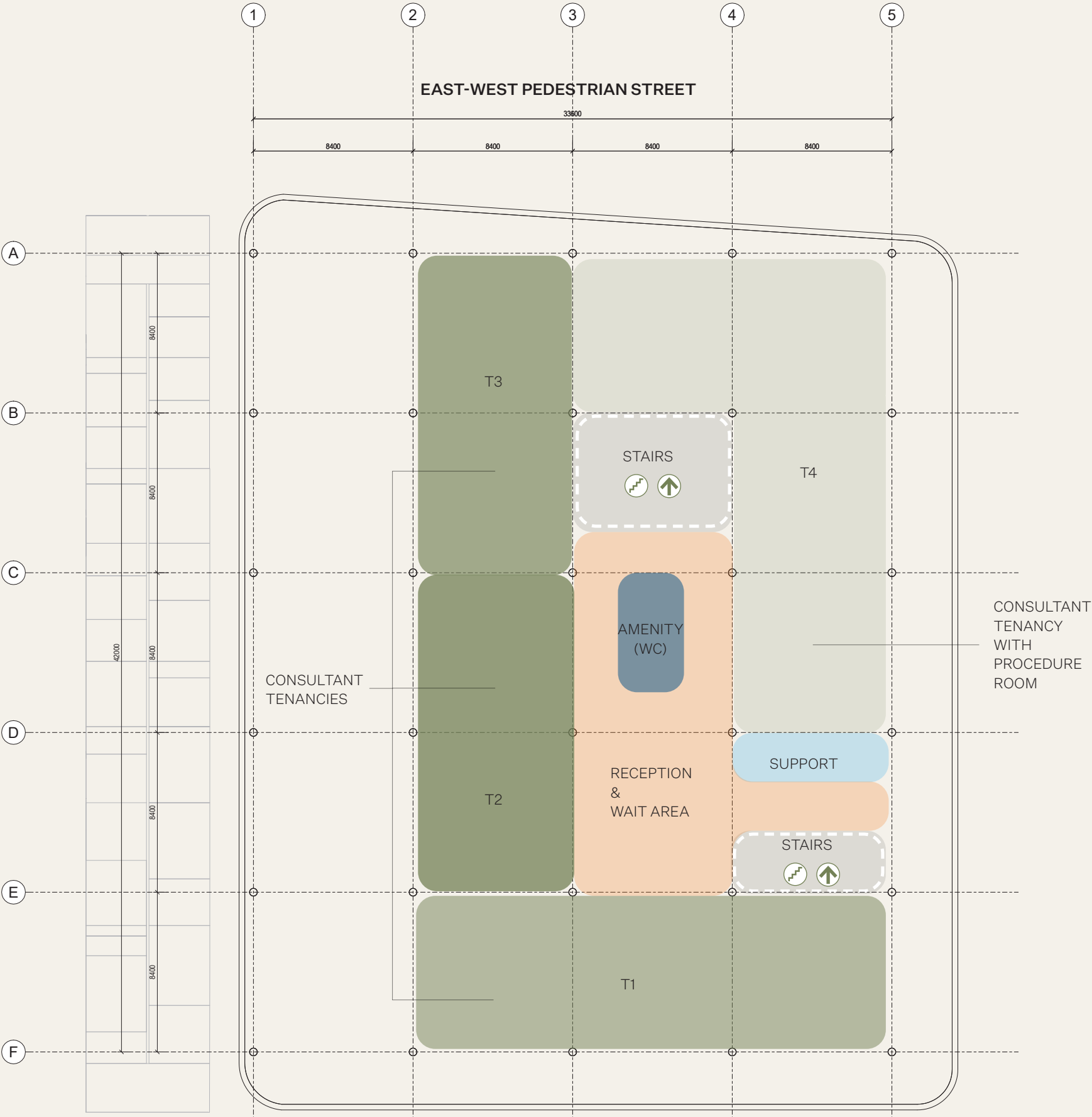
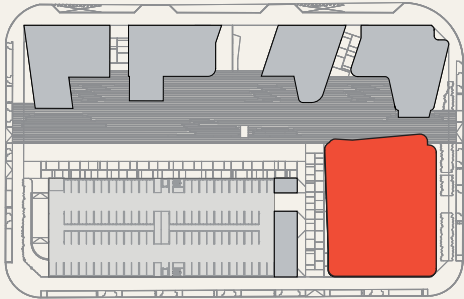




# Hospital First Floor

Scale 1:250 @ A3

Area - 1,050 m<sup>2</sup>

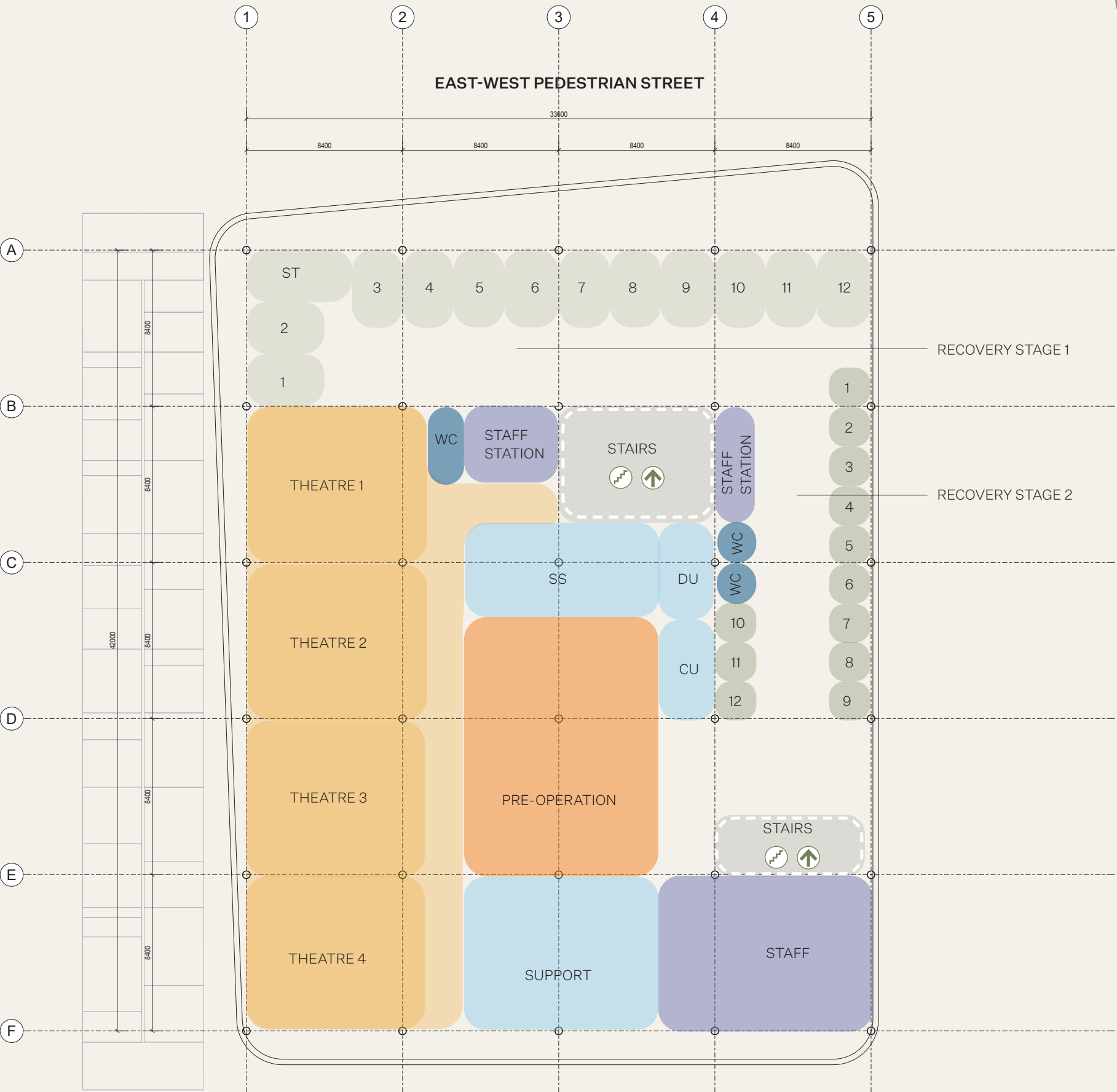
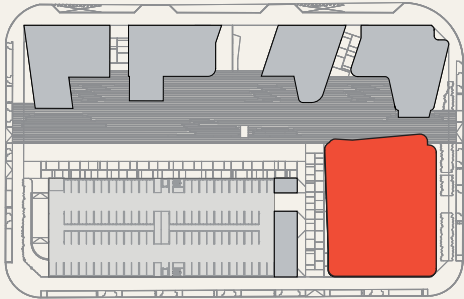




# Hospital Second Floor

Scale 1:250 @ A3

Area - 1,400 m<sup>2</sup>

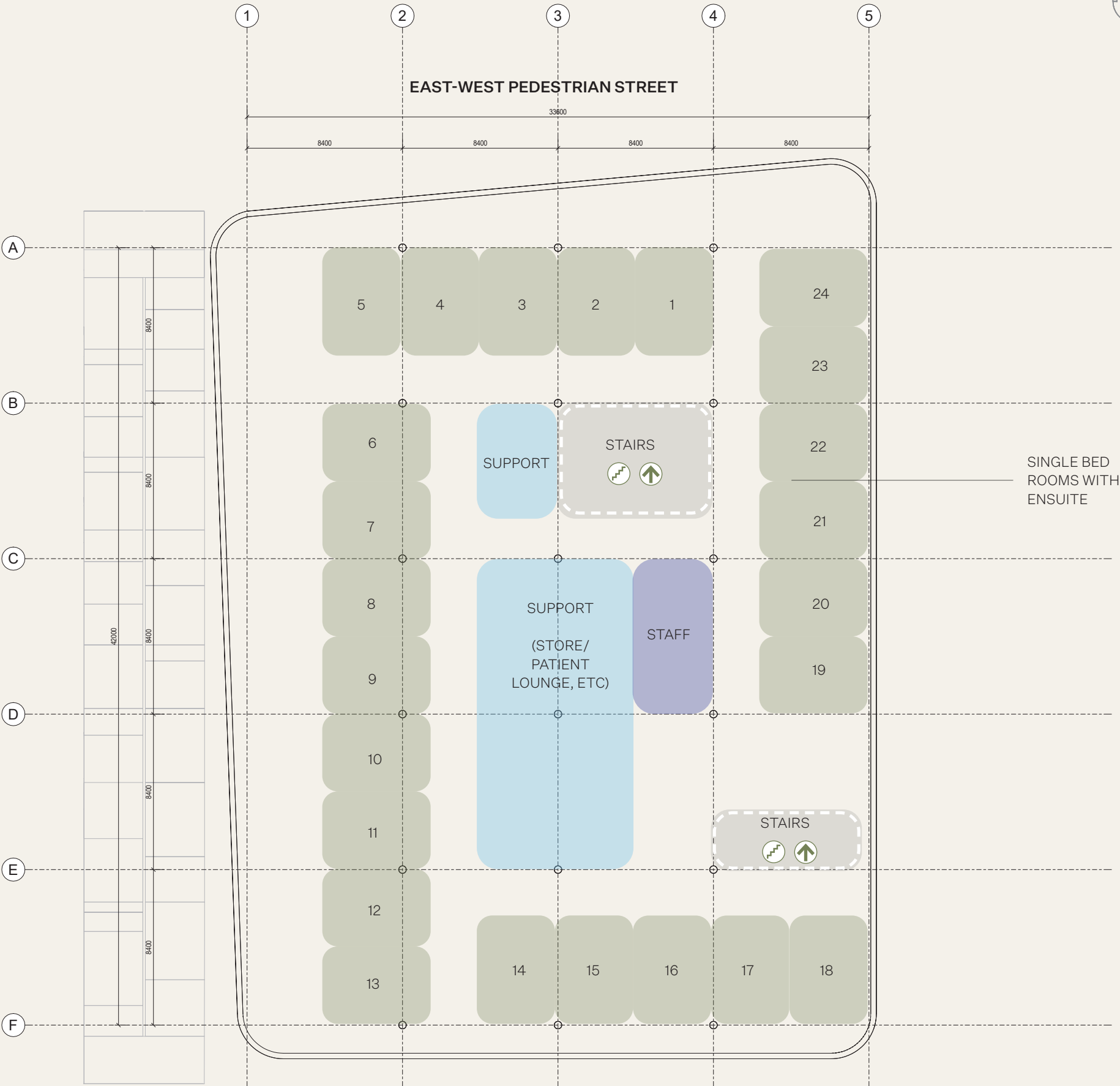
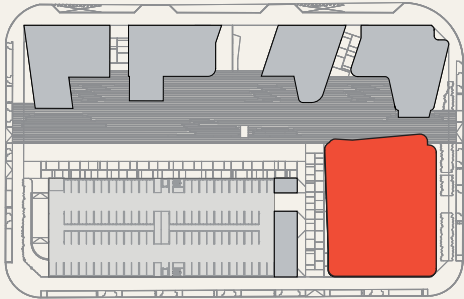




# Hospital Third Floor

Scale 1:250 @ A3

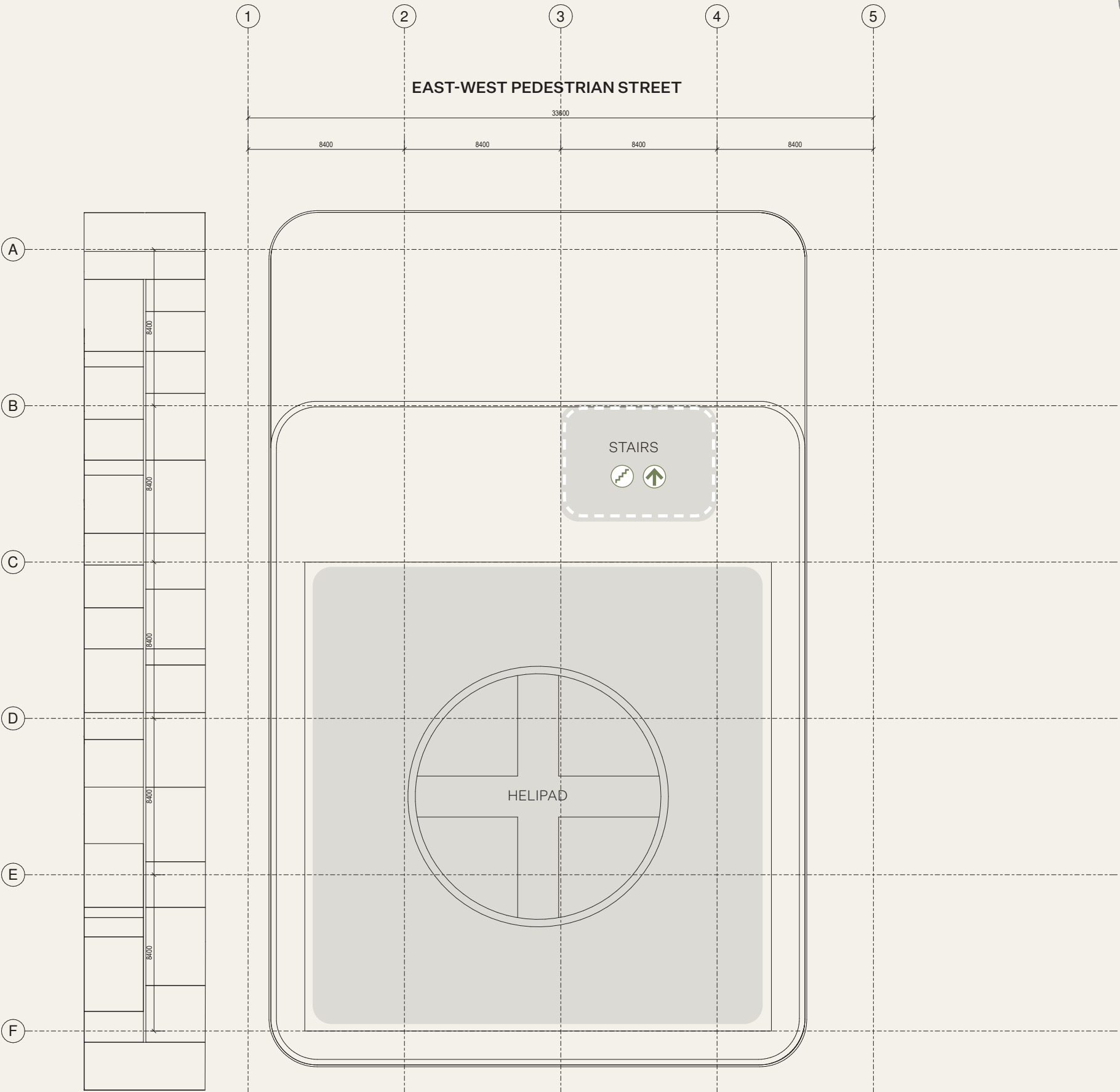
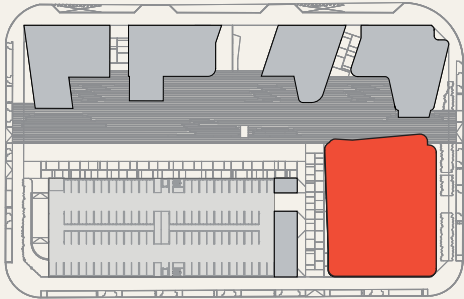
Area - 1,200 m<sup>2</sup>



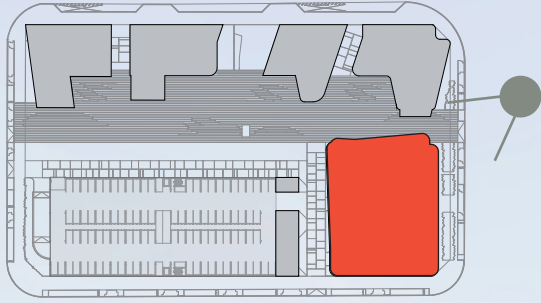


# Hospital Roof

Scale 1:250 @ A3













# Hospital North & East Elevations



NORTH ELEVATION



EAST ELEVATION



# Hospital South & West Elevations



SOUTH ELEVATION



WEST ELEVATION







Our studios span New Zealand  
and Australia, yet we operate as one.

Auckland, Wellington, Christchurch,  
Queenstown, Sydney, Melbourne.