

# PAPAKURA

Urban Design Panel  
Submission

# DISTRICT COURTHOUSE - NEW



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2401 - Papakura District Courthouse (New) - Urban Design Panel Submission		
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Report contact	Melanie Lochore Principal	
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# Introduction

## Introduction

Papakura District Court is a wrapped leaky building, at the end of its economic life, that has security deficiencies that need to be manually managed, has ongoing concerns with air quality and occupants’ wellbeing, and has the potential to become non-occupiable. As any future permanent solution is some years away and is also subject to government funding priorities, the Ministry have been exploring how justice services can be maintained in Papakura in the interim.

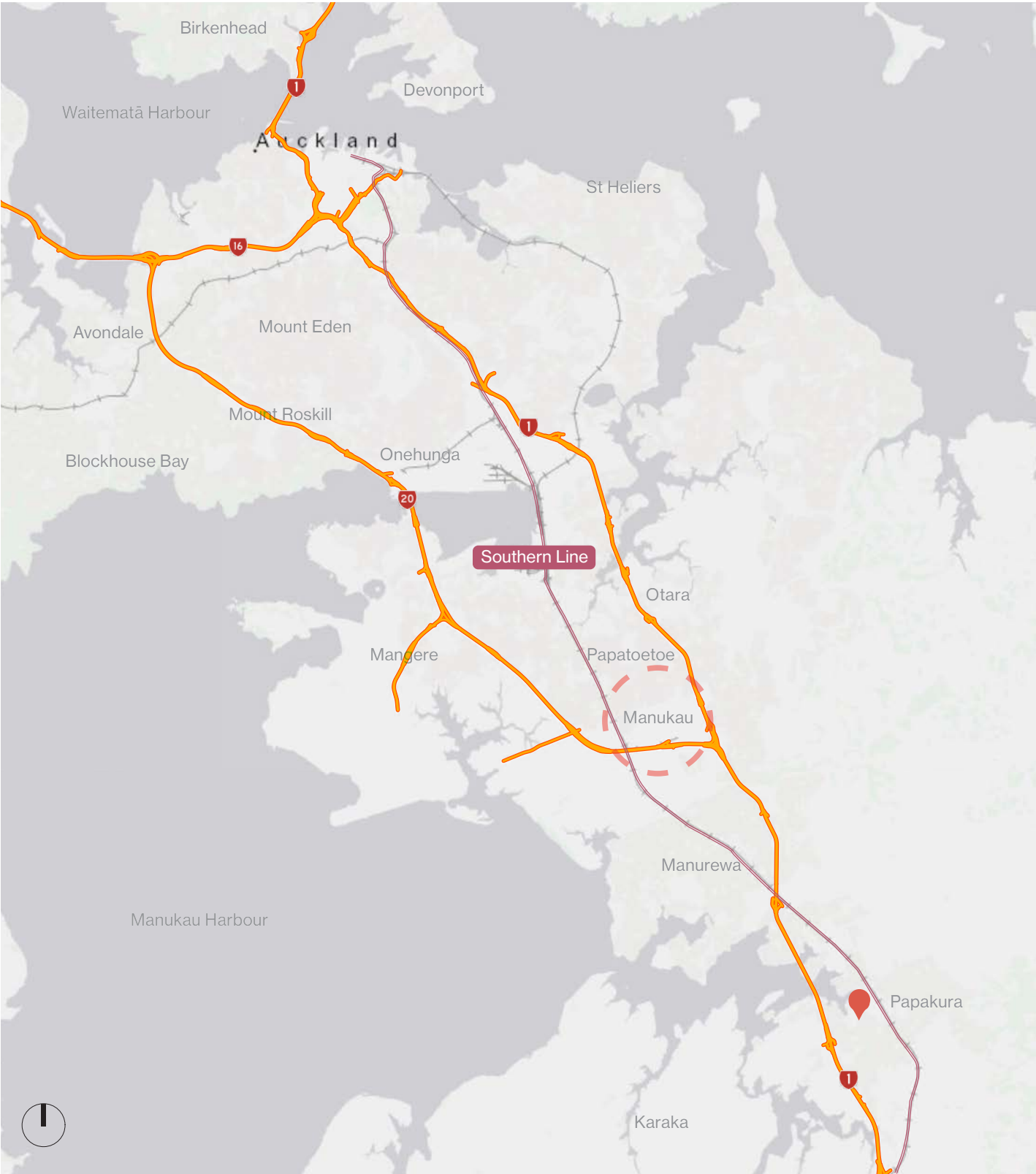
The preferred interim option is developing an interim courthouse on the land of 40 Elliot Street recently purchased by the Ministry of Justice.

The facility is to provide fit-for-purpose and healthy courthouse services with an economic life in excess of 20 years, allowing sufficient time for a longer-term solution to be implemented. The construction methodology is an important aspect of this investment, as a key requirement is for a high percentage of the build to have a reusable aspect, meaning that significant components are likely to be either offsite manufactured or pre-engineered in nature.

Court design is developing from being an opaque and inflexible architecture to an accessible, civic place which reflects the contemporary approach to our justice system. As more modern justice practices are implemented, courthouses, and the provisions made for various agencies that provide support within our legal system, need to keep pace with the evolution of justice services.

It is important that the interim building makes every effort to not appear temporary; it must reflect the importance and respect that our justice system embodies and deserves. It should acknowledge, to quote Judge Heemi

Taumaunu, that “modern day Aotearoa New Zealand is a multi-cultural and vibrant society with two founding cultures bound together by the principle of partnership based on the Treaty of Waitangi.”



Location Plan



# Te Tāhū o te Ture

## Ministry of Justice Strategy

Investment in Papakura District Court supports the Ministry’s purpose to strengthen peoples trust in the law of Aotearoa New Zealand by maintaining a physical court presence in Papakura, and, in doing so, ensuring that justice services are delivered in a timely and efficient manner. The investment also contributes strongly to several of the ministry’s strategic priorities, as described below.

- Bring the strength of communities into courts and tribunals: It is essential that the community serviced by Papakura DC, can continue to receive justice services at Papakura DC, if justice related community outcomes are to be achieved. If the Ministry fails to maintain the operational presence of Papakura DC, its services and those accessing them will become displaced which may create barriers to accessing justice.
- Reduce the harm experienced by victims and their whānau: The on-going presence of a Courthouse in Papakura ensures that current throughput at this location can continue to be managed and does not contribute to event delays which cause further harm to victims. The proposed investment in Papakura DC adds resilience into the justice system, through the provision of fit for purpose and resilient infrastructure.

- Improve access and experiences for participants in courts and tribunals: People access the justice system in different ways and have different needs. The Ministry wants to ensure that everyone has access to justice and receives the support they need, regardless of the diversity of their needs.
- Build a Ministry where all our people thrive: The Ministry has a responsibility to provide safe and healthy buildings to ensure continued access to the justice system, and a suitable working environment for all who use the court buildings. Providing a fit for purpose physical environment not only demonstrates that wellbeing is prioritised in the workplace, but it directly supports people to do their best job and to thrive, as they are not distracted or impacted by Health and Safety related concerns. As a result of improving the physical environment, the Ministry hope to see improvements in people related statistics.

The Ministry of Justice is the lead agency in the justice sector. The Ministry works towards a safe and just New Zealand.

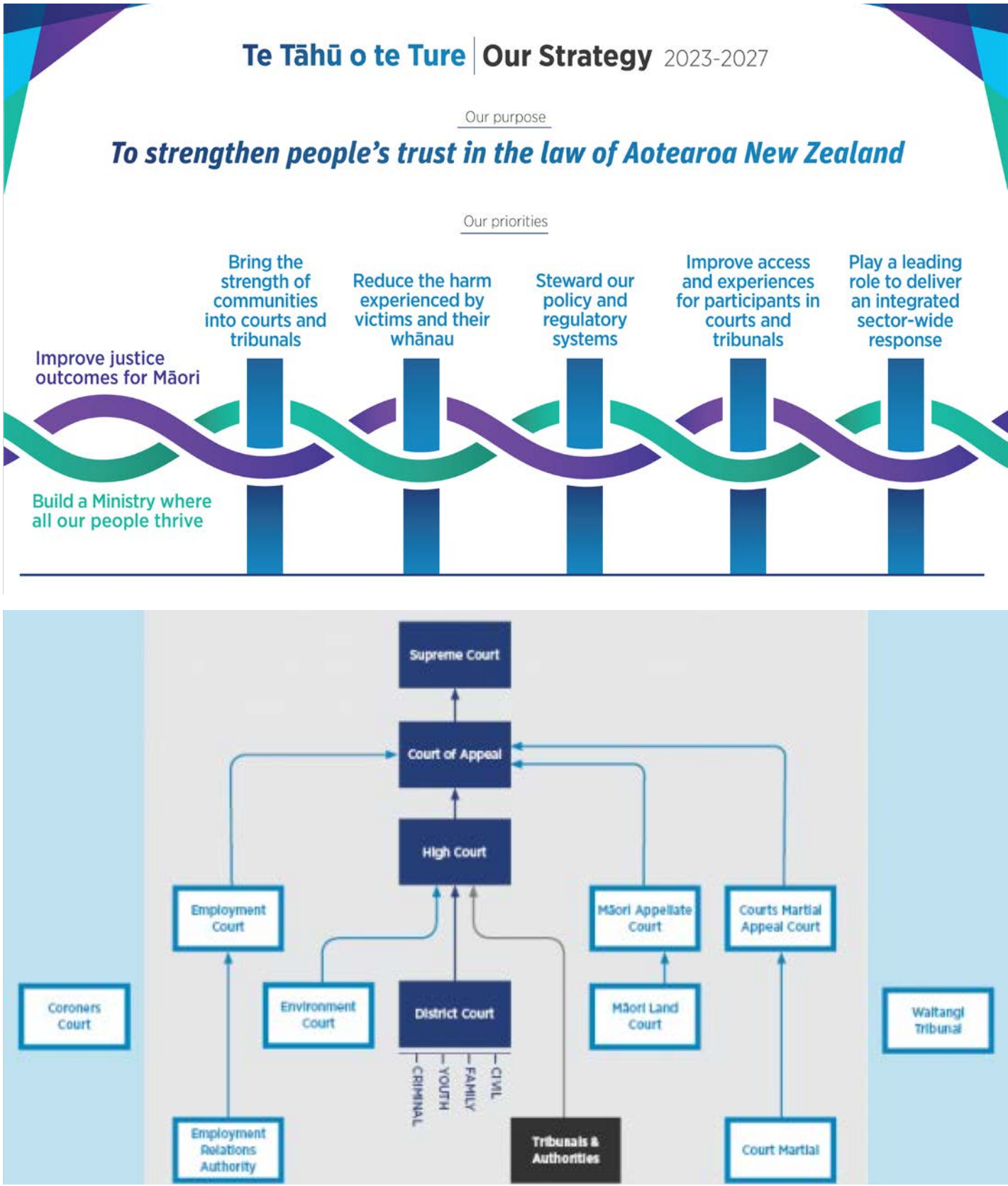
Courts are a key part of our constitutional arrangements and have a significant impact on people’s lives across Aotearoa New Zealand. Strong and independent courts are

fundamental to the wellbeing of society. They help ensure New Zealanders can trust each other and trust the state.

The efficiency and integrity of the court experience can have a significant impact on people’s wellbeing and ability to move on with their lives. Many people coming to courts are vulnerable and seeking protection. Increasingly, courts have a role in linking people to services they need, such as drug and alcohol treatment, stopping violence programmes, and restorative justice.

There are four main levels in the New Zealand court system. The first is Te Kōti ā Rohe, the District Court. Most large towns and cities have a District Court. There are 58 District Courts in New Zealand. It is the busiest court. The Family Court and Youth Court are part of the District Court. Most criminal cases are heard in the District Court.

The next level in our court system is Te Kōti Matua, the High Court. Te Kōti Pira, the Court of Appeal and Te Kōti Mana Nui, the Supreme Court are the top two courts. They are the appeal courts. There are also specialist courts in our court system – the Employment Court, the Environment Court and the Māori Land Court. The Waitangi Tribunal, Coroners Court and the Courts Martial Appeal Court are also part of the system.





# District Court of New Zealand

## Te Kōti-ā-Rohe o Aotearoa

Each year, up to 182 permanent Judges in 58 courthouses deal with approximately 200,000 criminal, family, youth and civil matters in the District Court

The South Auckland catchment area has 4 District Courts - Manukau, Papakura, Pukekohe and Newmarket. The Ministry of Justice utilises its largest courthouse at Manukau for the full suite of judicial services.

Papakura District Court and Pukekohe District Court provide similar services at a reduced scale. As such they present more as a community building than a large-scale civic building. Papakura's scale is representative of a small town District Court and similar in size to Pukekohe District Court, Kaikohe District Court, Huntly District Court and Gore District Court. It sees approximately 1,800 criminal cases per year, compared to Manukau's 10,500 cases.

District Courthouses vary in size and the services they provide. On a sliding scale, an example of a very small courthouse District Court is Opotiki District Court Hearing Centre and an example of a very large District Courthouse is Manukau District Court. District Courts of the scale and service delivery similar to Papakura are typically single storey, with modest.

The general requirements of the Ministry of Justice Courthouse Design guidelines note the "court building needs to be built of durable, quality, long lasting, low maintenance materials that can be expected to remain freely available in the marketplace over the longer term and which will ensure an enduring watertight building. ... The design is to present a safe, non-intimidating atmosphere/image to those entering the court. "



Papakura District Courthouse (before being wrapped)



Pukekohe District Courthouse



Kaikohe District Courthouse



Gore District Courthouse



# SITE ANALYSIS

1



# Site Context

## Site Analysis



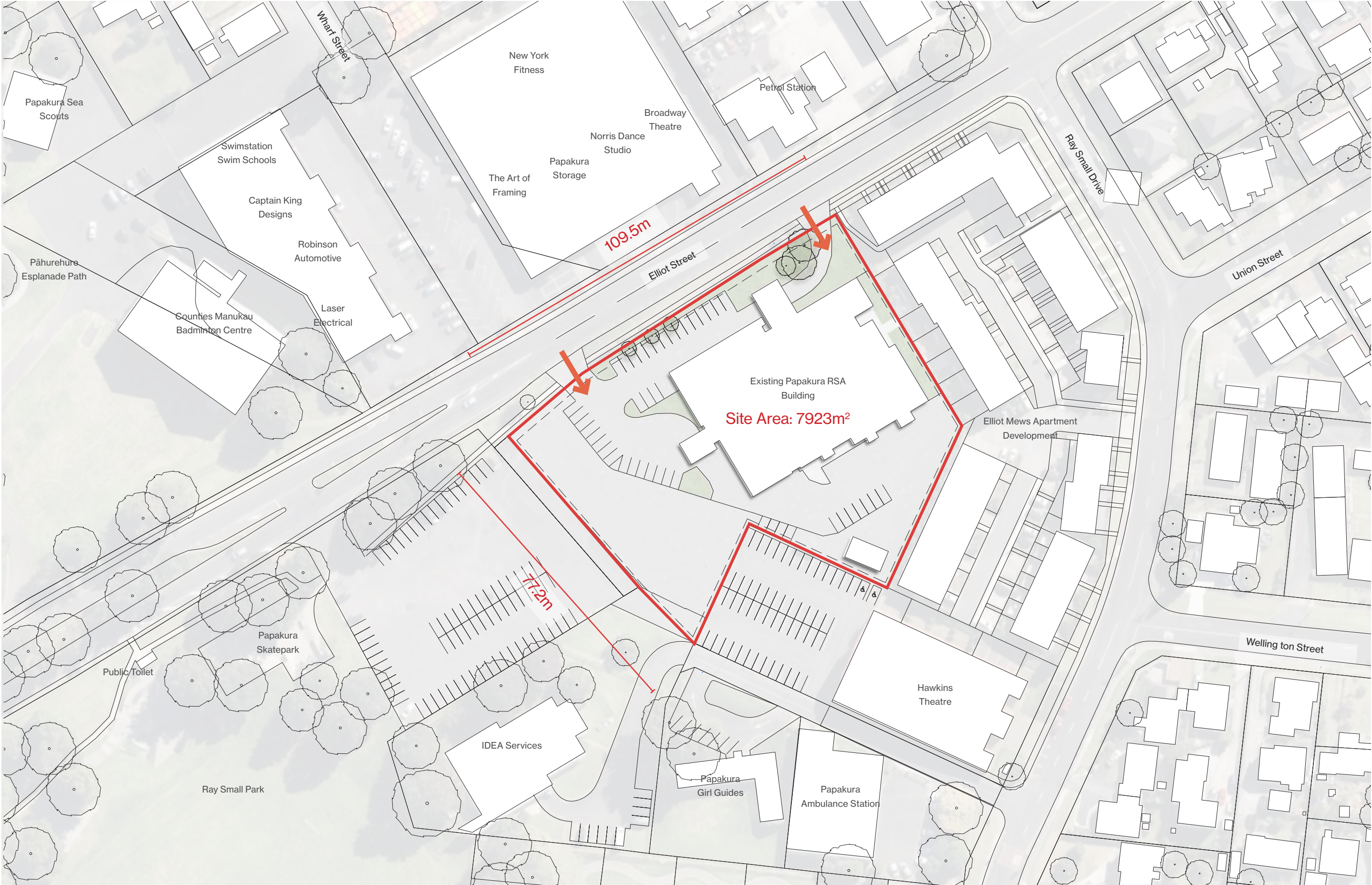
The site is located at 40 Elliot Street, a main arterial road that connects Papakura to the west. The immediate area has a strong landscape character with the Pāhurehure Inlet and adjacent open space of Ray Small Park and Prince Edward Park.

The site is located within a 15 minute walk from the Papakura town centre, bus network and rail station and is located on a main arterial road.



# Site Context

## Site Analysis





# Site Photos

## Site Analysis

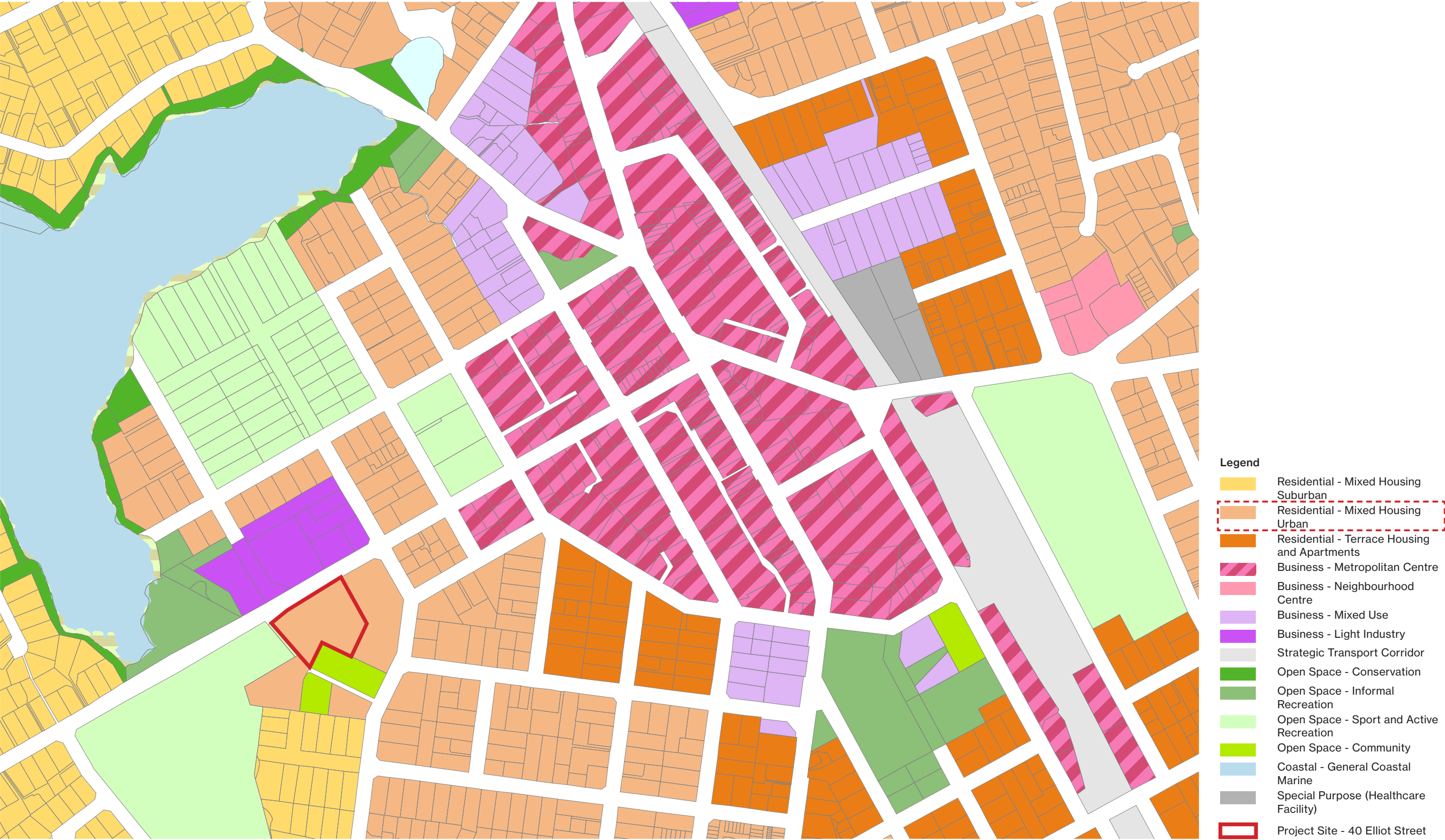


- Legend**
- ① View of site from north
  - ② View of street frontage and existing businesses across Elliot Street
  - ③ View across existing carpark towards Hawkins Theatre
  - ④ View towards Ray Small Park
  - ⑤ View of existing RSA back of house



# AUP Zoning Map

## Site Analysis





# Planning Summary

## Site Analysis



### Zoning Summary

The site is zoned as Residential - Mixed Housing Urban Zone. It is surrounded by Mixed Housing Urban to the East and South-West and Open Space to the West (Sport and Active Recreation) and South (Community).

### Planning Controls

**Building Height**  
Maximum 11m except 50% of roof in elevation can exceed by 1m where whole roof slopes >15°

**Yards**  
2.5m front yard  
1m side and rear

**Building Coverage**  
Maximum 45% net site area

**Impervious Coverage**  
Maximum 60% site area

**Landscape Area**  
Minimum 35% net site area for total site  
Minimum 50% front yard landscaping

**Front Side and Rear Fences**  
Front Yard: Either maximum 1.4m; or 1.8m for 50% and 1.4m for the remainder; or 1.8m if 50% visually open as viewed perpendicular to the front boundary.  
Side/Rear Yard: 2m

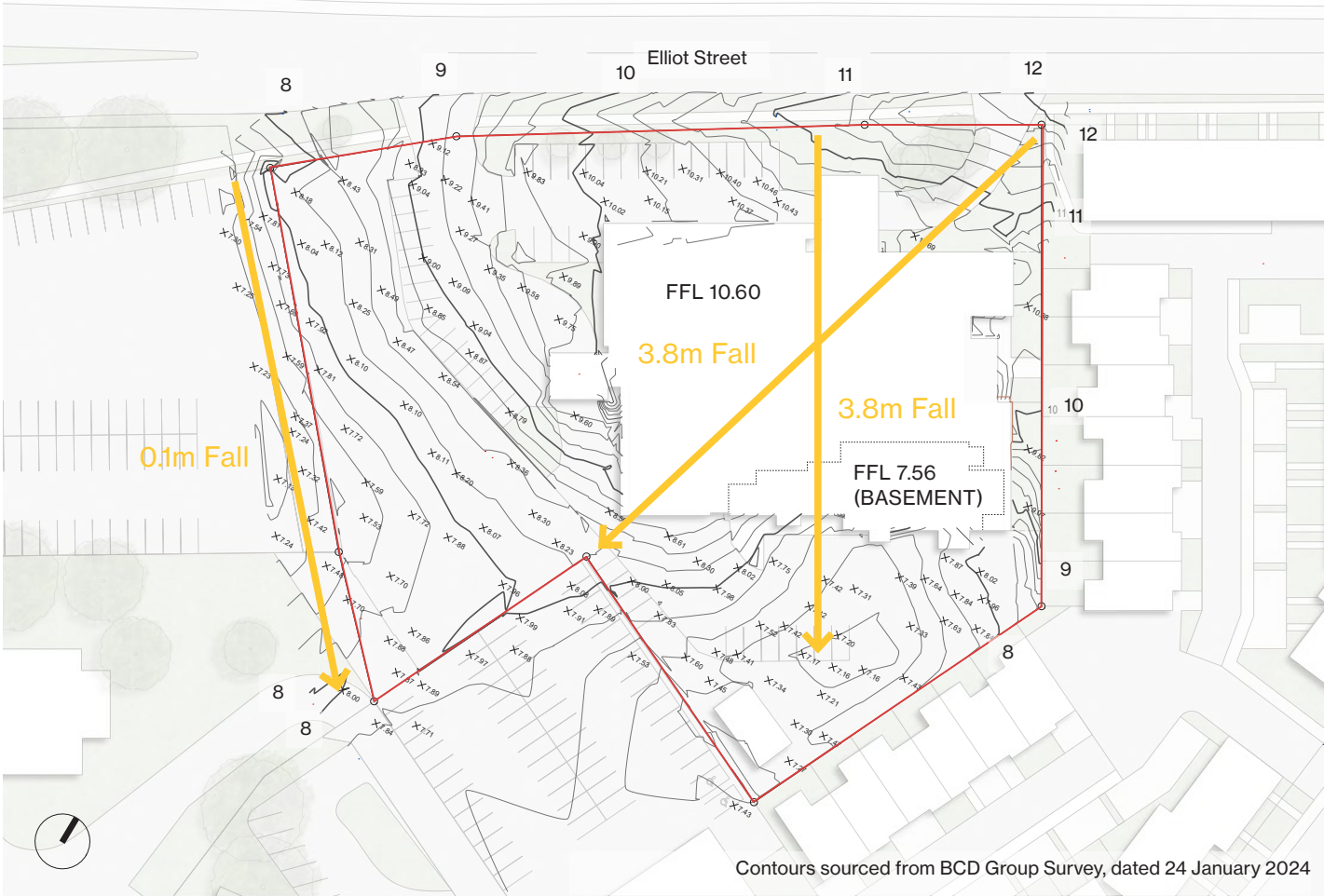
**Height in Relation to Boundary**  
There are two boundary conditions relevant to the project site - residential and non-residential

- Legend**
- Height in Relation to Boundary (Residential Boundary) = 3m + 45 degrees
  - Alt Height in Relation to Boundary (Residential Boundary) = 3.6m + 1m setback + 73.3° for 1m depth + 45°
  - Height in Relation to Boundary = 2.5m + 45 degrees
  - No Height in Relation to Boundary



# Site Constraints

## Site Analysis

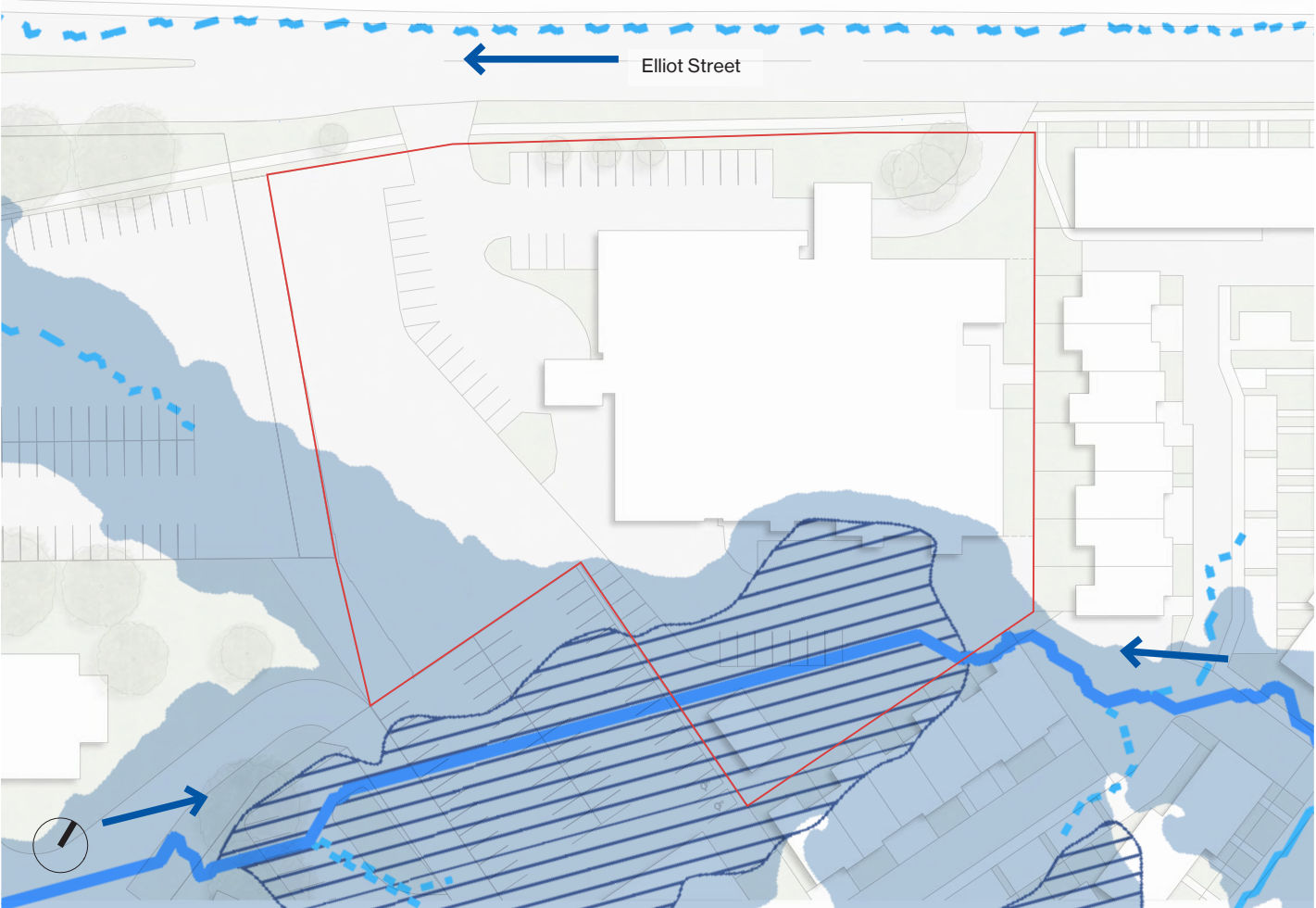


### Topography

The site has an area of 7923m<sup>2</sup>. The site generally slopes down to the south from Elliot Street with spot levels of approximately 7m to 12m (Auckland GIS Vertical Datum: AVD1946).

The current building (Papakura RSA) on the site has a gross floor area of approximately 2700m<sup>2</sup> and a FFL (finished floor level) of 10.60

Contours are indicated at 200mm intervals.



### Overland Flow Path

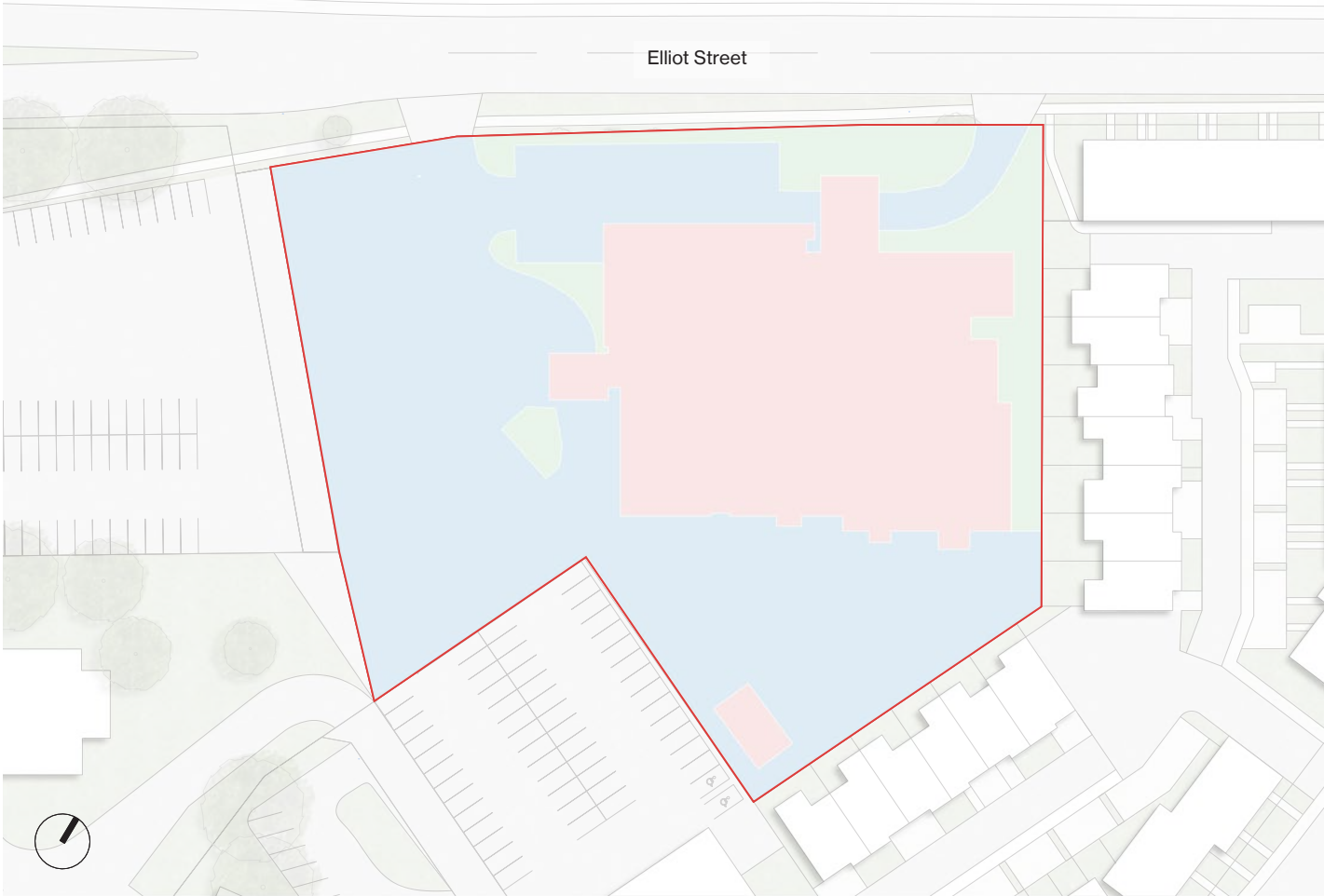
The Auckland Council Flood viewer shows the south side of the carpark and a small portion of the south side of the building is in a flood hazard zone.

- Legend**
- Flood Plain
  - Flood Prone Areas
  - Overland Flow Paths - 100ha and above
  - Overland Flow Paths - 3ha to 100ha
  - Overland Flow Paths - 1ha to 3ha
  - Overland Flow Paths - 4000m<sup>2</sup> to 1ha
  - Overland Flow Paths - 2000m<sup>2</sup> to 4000m<sup>2</sup>
  - Overland Flow Path Direction



# Site Constraints

## Site Analysis



### Existing Site Coverage

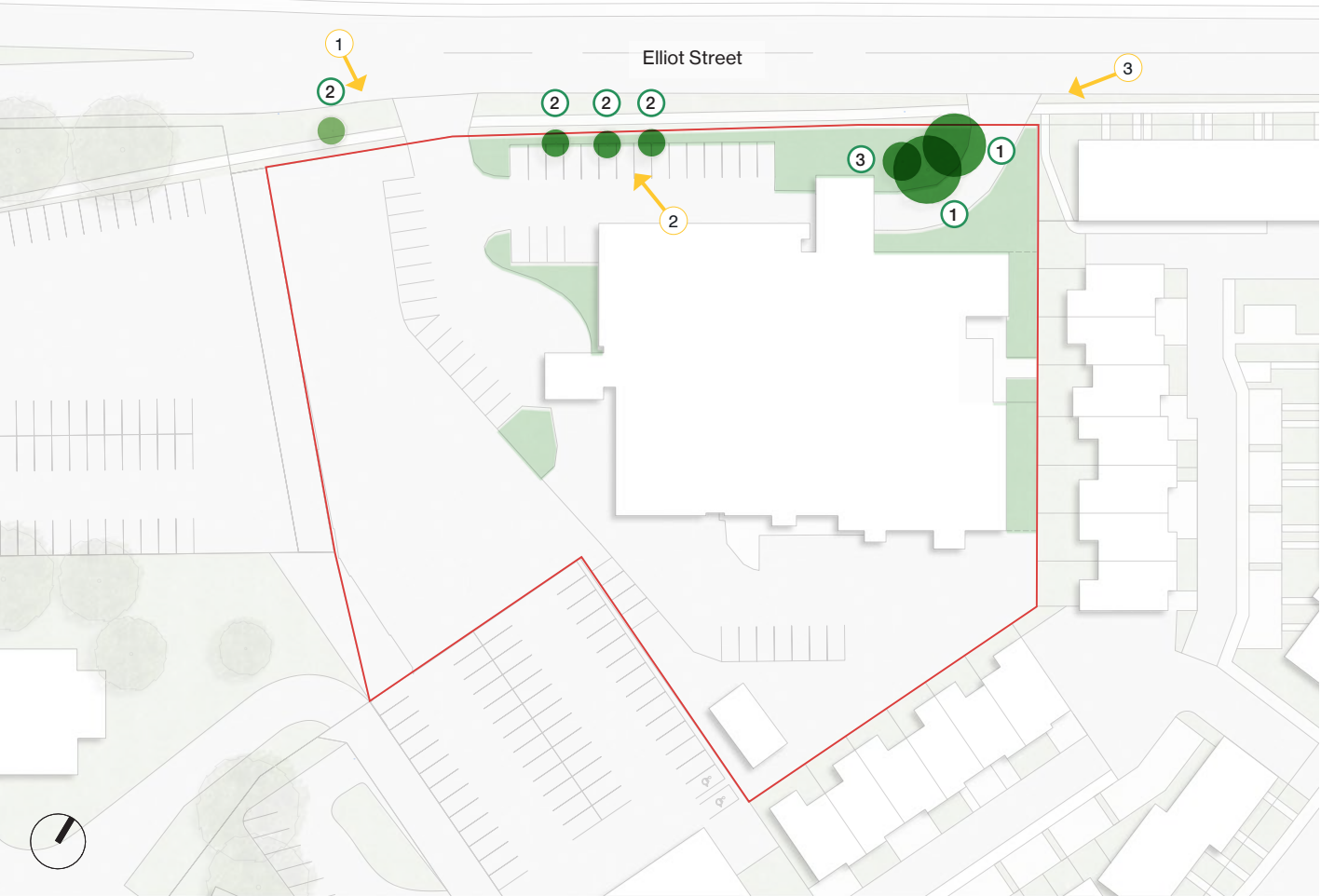
The site has an area of 7823m<sup>2</sup> and is dominated by hard landscaped areas that are predominantly used for vehicle access and parking. The existing building is 2490 sqm or 31%, the existing impervious area is 7179 sqm or 91% and the landscaped area is 744 sqm or 9%.

**Legend**

- Building Coverage
- Impervious Surface
- Landscape Area

	Extg (%)	AUP (%)
Total Site Area	100%	7923m <sup>2</sup>
Building Area	31%	45% max.
Impervious Area	91%	60% max.
Landscape Area	9%	35% min.

Note: Impervious Area Coverage includes Building, + Impervious Surfaces



### Trees + Vegetation

There are several existing (exotic) trees at the front of the site. Three trees are located in an informal arrangement adjacent to the main entry portico. An existing row of three Red Maple (acer rubrum) trees borders the northern boundary of the site adjacent Elliot Street. Other landscapes areas on the site are predominantly lawn or small areas of (mixed exotic and native) shrubs.

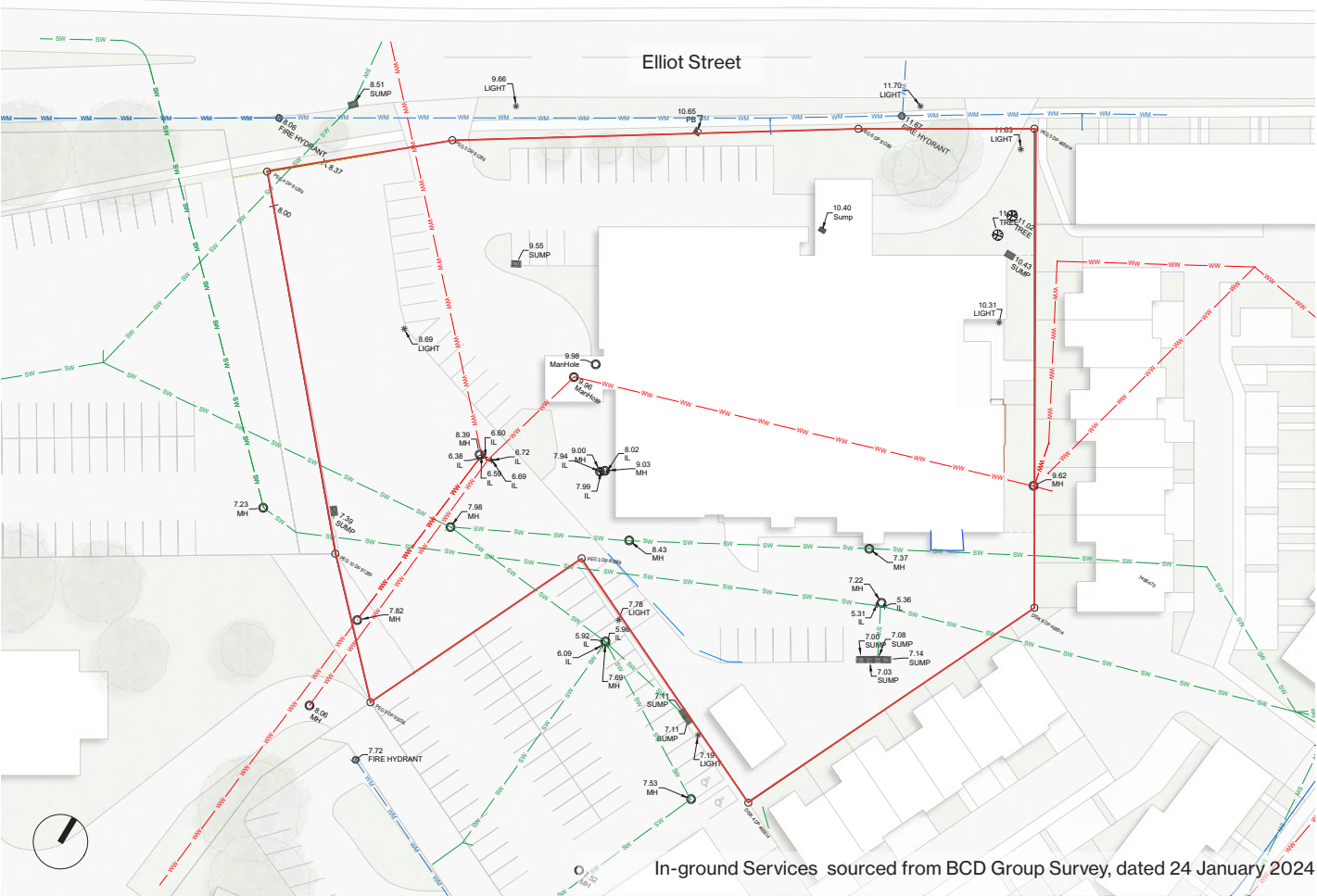
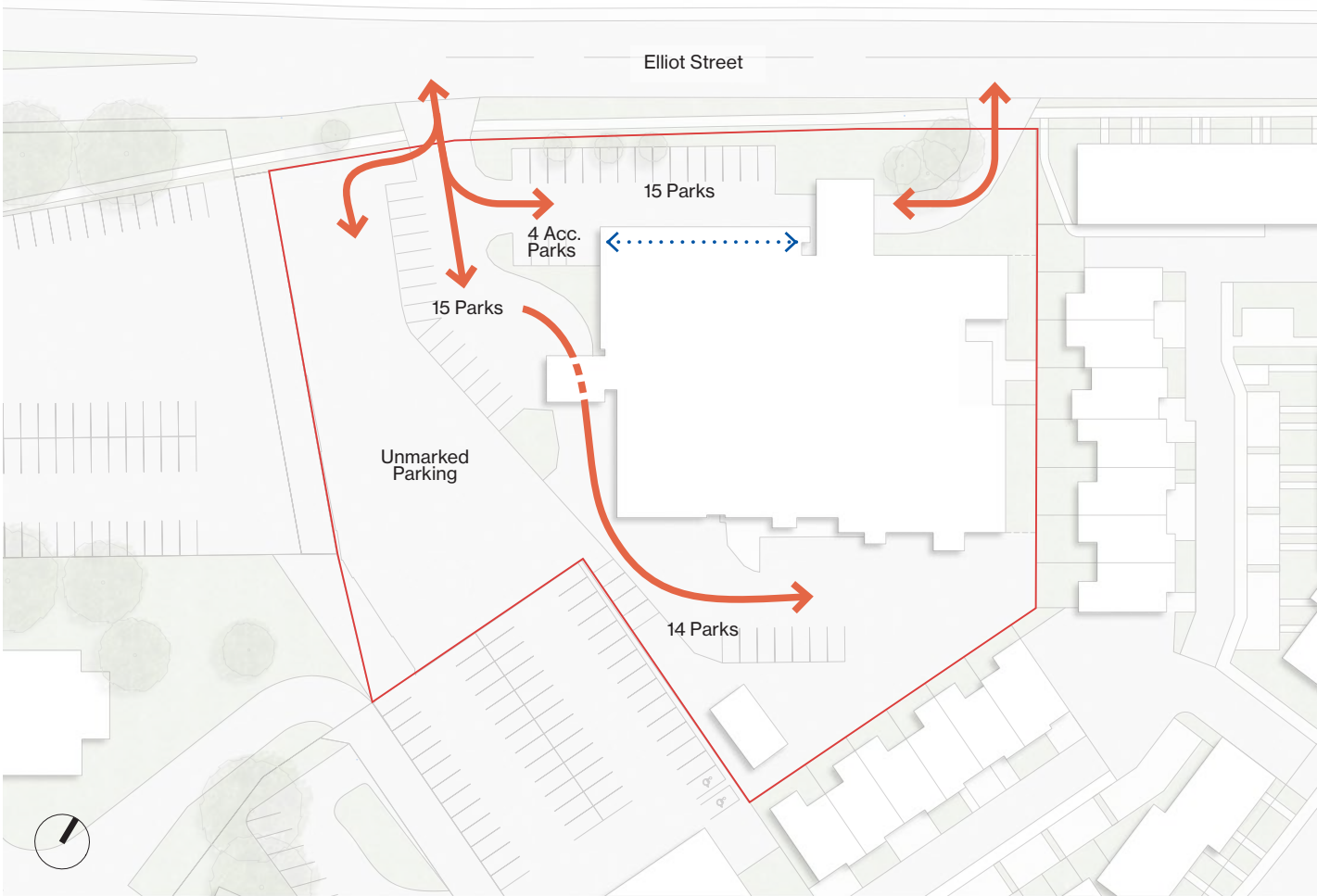
**Legend**

- Existing Tree on Site
- Existing Tree on Street
- ① Melia Azedarach (Melia)
- ② Acer Rubrum (Red Maple)
- ③ Clethra Arborea (Lily of the Valley Tree)



# Site Constraints

## Site Analysis



### Access + Circulation

The site has two existing vehicle access crossings providing access to and from Elliot Street. The site contains large areas of on grade asphalt car parking that provide 44 standard car parks and 4 accessible car parks. A large asphalt area to the west provides additional (unmarked) parking. At the front of the existing RSA building an open, covered pedestrian walkway links the accessible carparks to the main entry. There is no dedicated pedestrian access from Elliot Street to the main entry of the existing building.

- Legend
- Vehicle Access Crossing
  - Covered Pedestrian Walkway

### Existing In-ground Services

The existing infrastructure has been determined using Auckland Council's GIS Maps and property file information and will be confirmed by CCTV and site investigation.

Water supply to the site comes via a 150mmØ Asbestos Cement (AC) water supply main running beneath the footpath on the south side of Elliot Street (northern side of the site).

A 150mmØ uPVC wastewater main runs directly underneath the existing building and connects to a 375mmØ RC main that flows northwest away from the site.

900mmØ and 1350mmØ concrete stormwater mains run along the southern carpark parallel to the south side of the building. These discharge to the east and south of the site.

- Legend
- Wastewater
  - Stormwater
  - Water



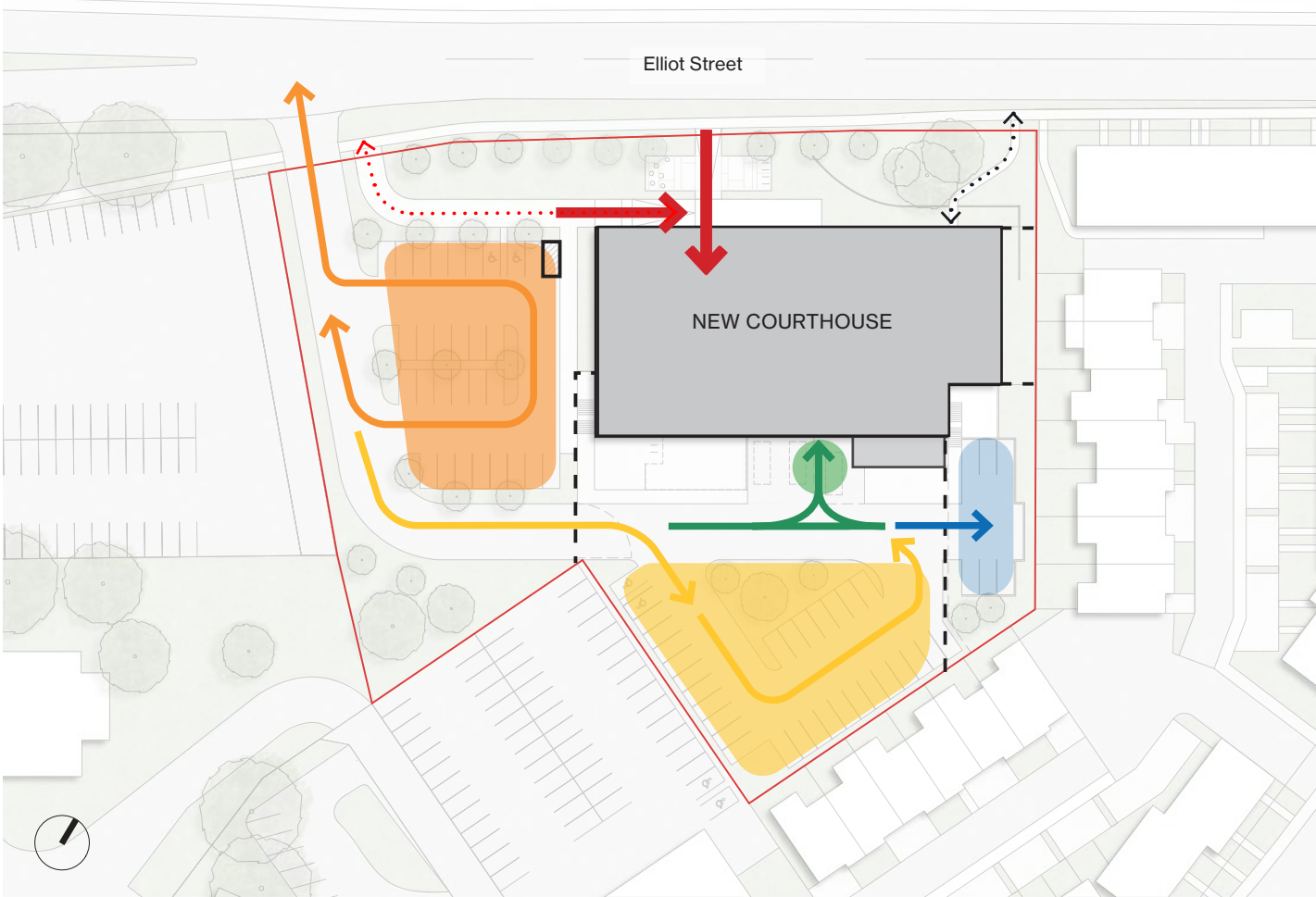
# DESIGN RESPONSE

3



# Site Strategy

## Design Response



### Circulation + Parking

The proposed site response removes all parking from the street frontage/ front yard and prioritises pedestrian access and use of this area. The main entry of the courthouse is proposed to be in the middle of the site and serviced by a new accessible pathway from Elliot Street. Two secondary pathways are provided for people arriving from Elliot Street at the west and eastern ends of the site.

A new vehicle crossing is proposed at the western end of the site. This location will minimise pedestrian and vehicle interactions and improve safety and vehicle management. The new vehicle crossing will provide access to all parking areas (public, staff and judges) and service and sally port access to the rear of the new courthouse.

Main Pedestrian Entry

Public

Staff

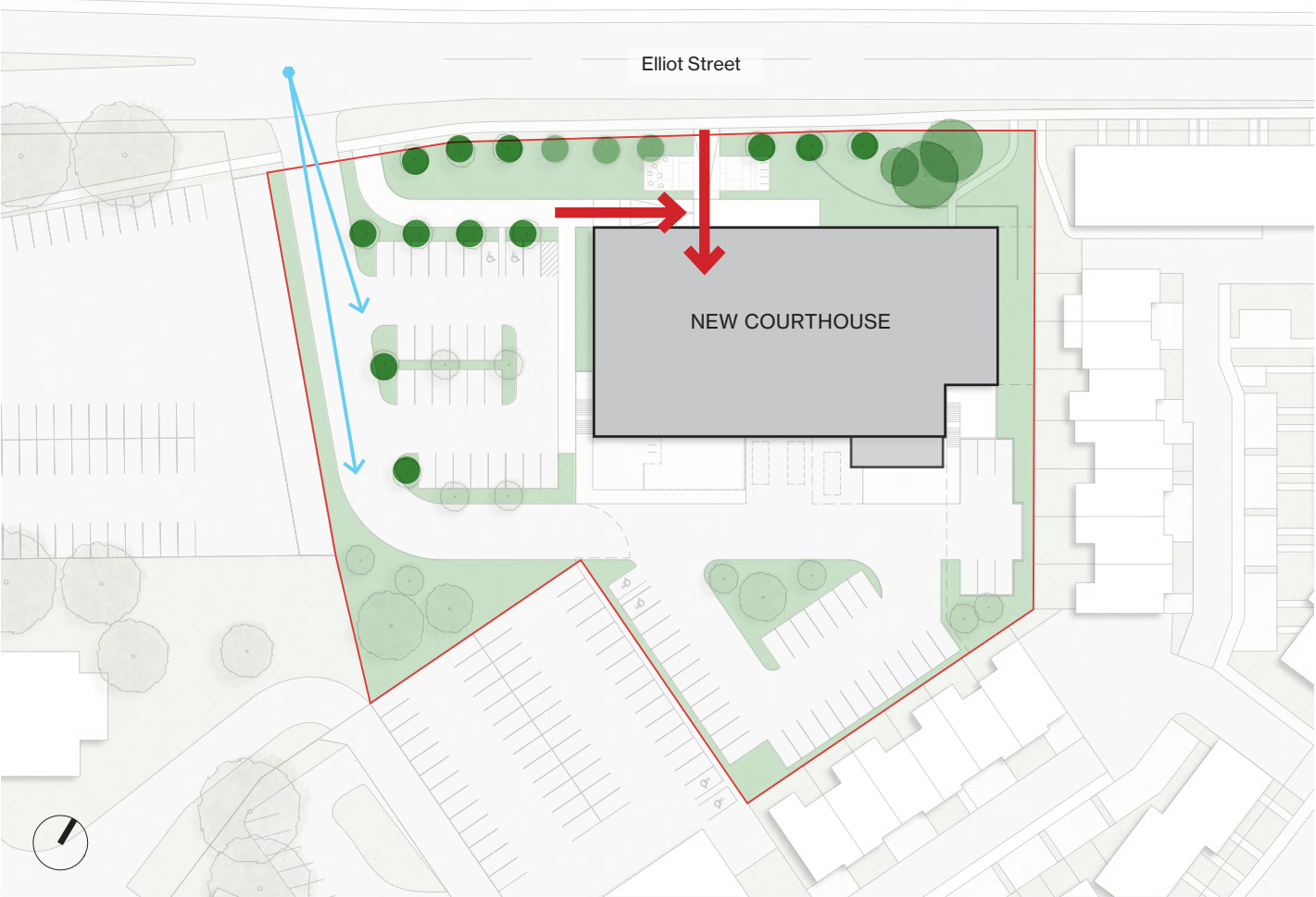
Judges' Parking

Sally Port

Secure Line

Vulnerable Witness

Loading



### Landscape

The proposed site response significantly increases the amount of landscaped permeable area on the site. The existing vehicle access and parking is removed from the area of the site adjacent Elliot Street and replaced with a landscaped area dedicated to pedestrian arrival and gathering.

The existing trees are retained and additional plane trees are proposed to provide a green edge and definition to the street frontage and entry. Trees are proposed in the new public car park area to mitigate the hard landscaping of this area.

The balance of landscaped area is proposed to be lawn. Low shrubs and other gardens are not proposed as these can be utilised to hide weapons and provide a security risk.

Main Pedestrian Entry

View Shaft from Street

Landscaping

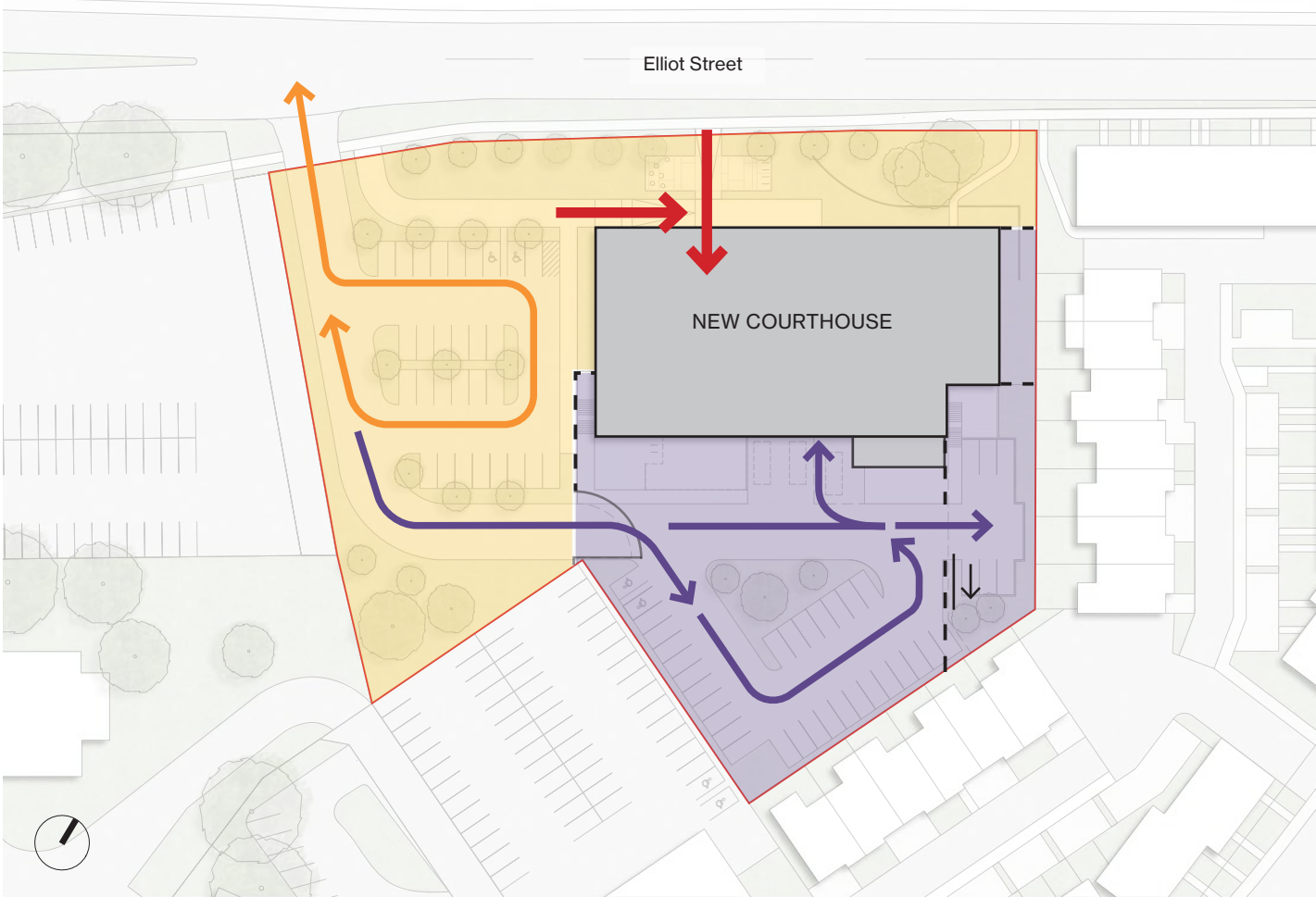
Existing Tree (Street Edge)

Proposed Tree (Street Edge)



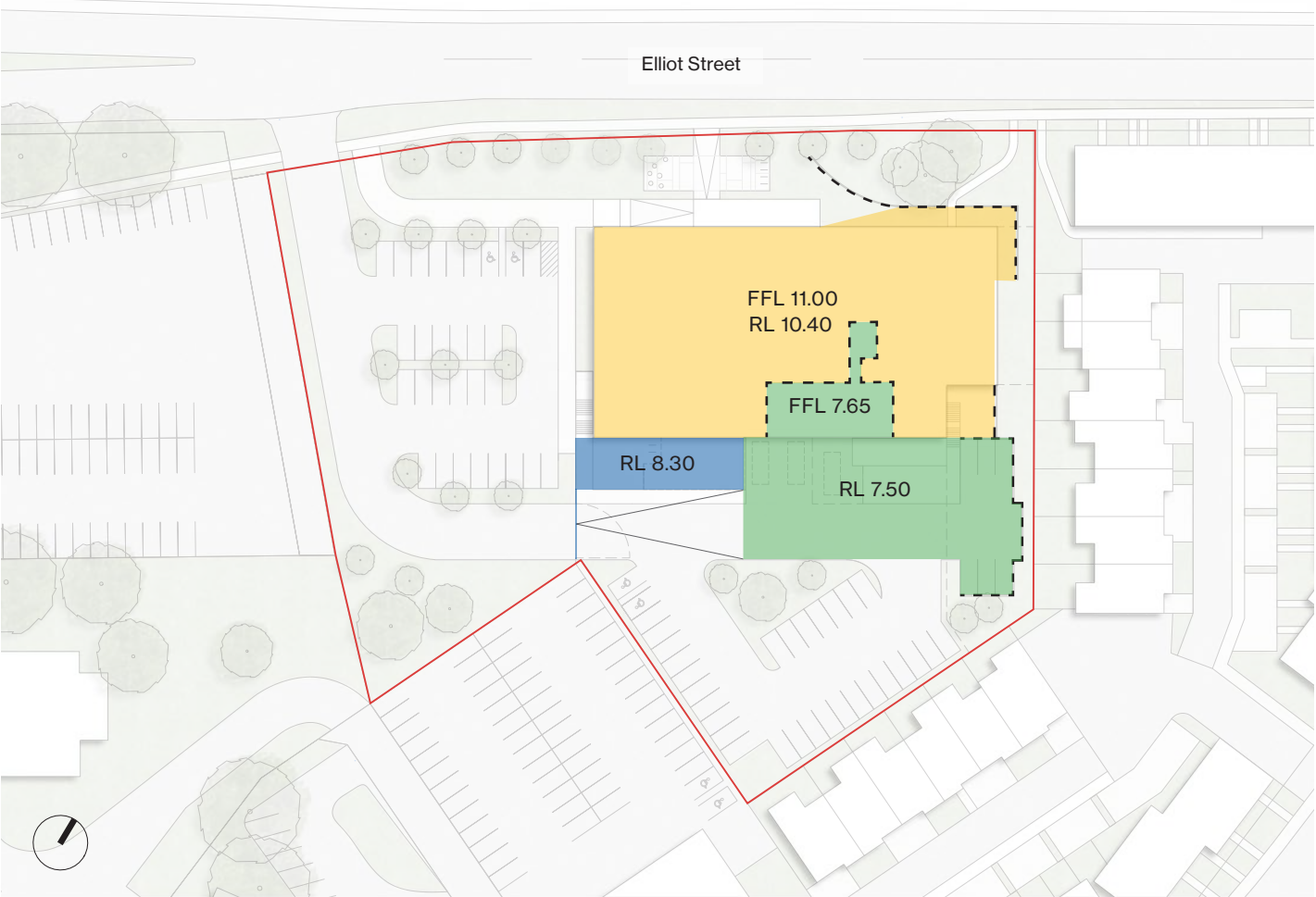
# Site Strategy

## Design Response



### Public/ Secure Areas

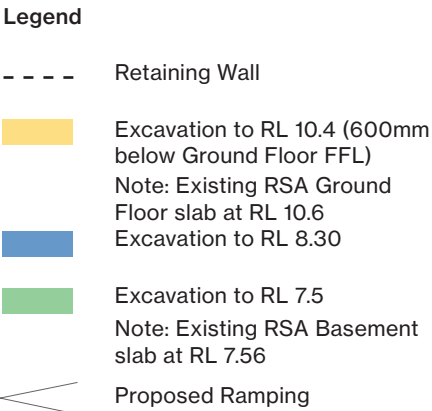
The site is arranged with clearly defined zones for public and secure use. Public areas are accessed via the new pedestrian pathways from Elliot Street and for vehicles via the new vehicle crossing at the eastern end of the site. Secure areas are located to the rear of the new courthouse building. These are accessed via the public vehicle entry. Staff are also able to arrive at the building from Elliot Street if they arrive by foot.



### Excavation + Retaining

The new courthouse has 2 levels, the upper level (FFL 11.0) with the main courthouse functions and the lower basement level (FFL7.65) with sally port access and holding cells for detainees.

The main level FFL has been determined to maintain an accessible interface with the Elliot Street frontage and allow a subfloor to the modular prefabs. The lower level is similar to the floor level of the existing basement of the RSA building. A retaining wall will be required at the edges of the new basement.





# Building Idea

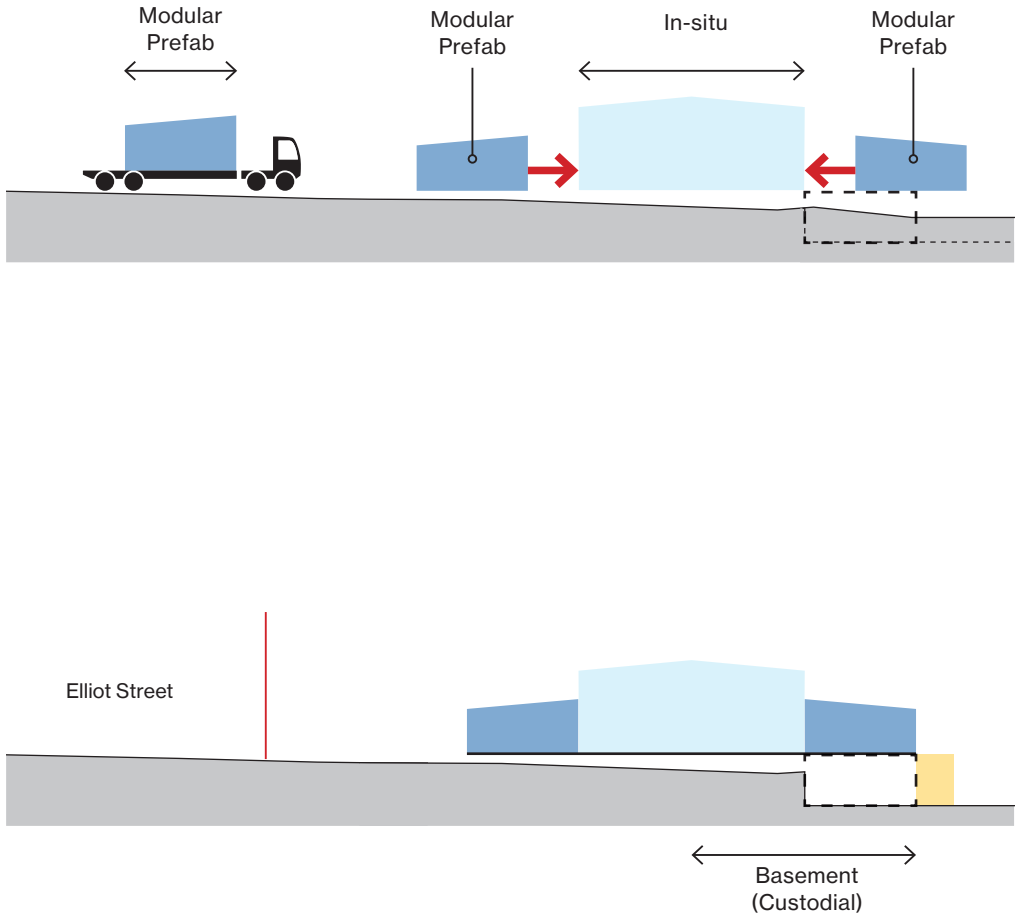
## Design Response



### Modular Prefabrication

The new courthouse design aims to utilise modular prefabs to achieve efficiency in construction timeframes and reduced costs. Dimensions of modular prefabs are limited by what can be transported to site. Courtrooms require generous ceiling heights that are in excess of what can be provided by modular prefab units. To best work within these constraints, the building is composed of modular prefabs arranged around a central demountable, in situ structure. The courthouses are located centrally within the larger in situ structure and the modular prefabs will house support spaces such as workspace, waiting areas, offices and amenities.

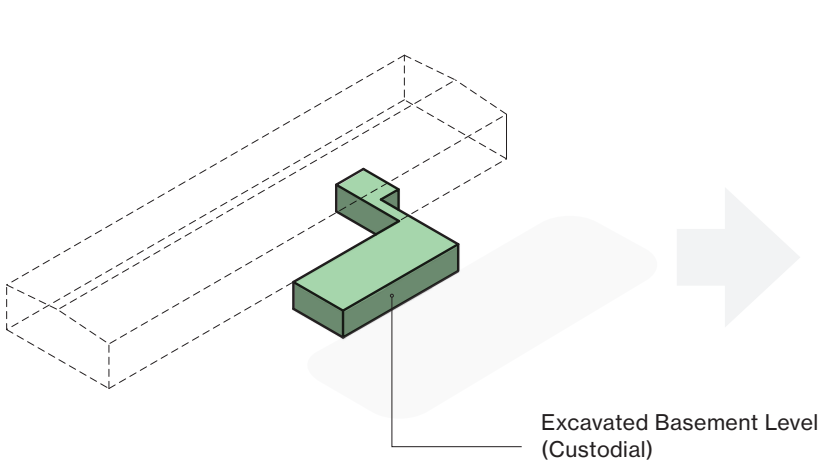
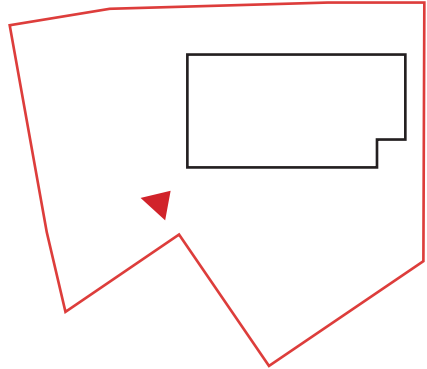
- Legend**
- Modular Prefab
  - In-situ
  - Courtroom
  - Prefab Holding Cells



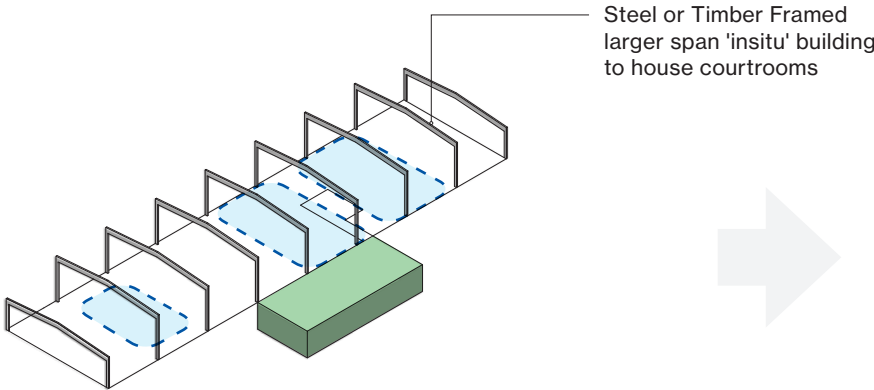


# Building Idea - Construction

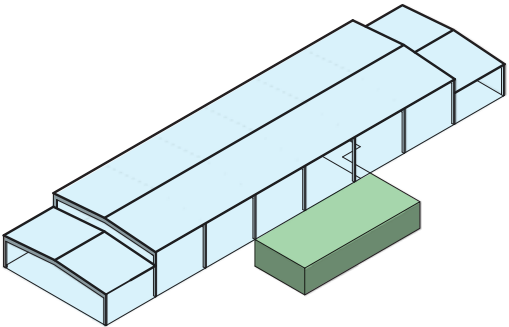
## Design Response



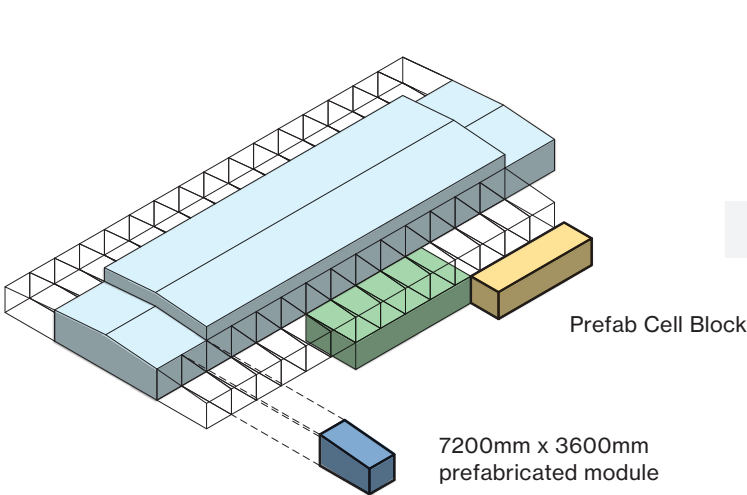
1. Excavated Basement Level



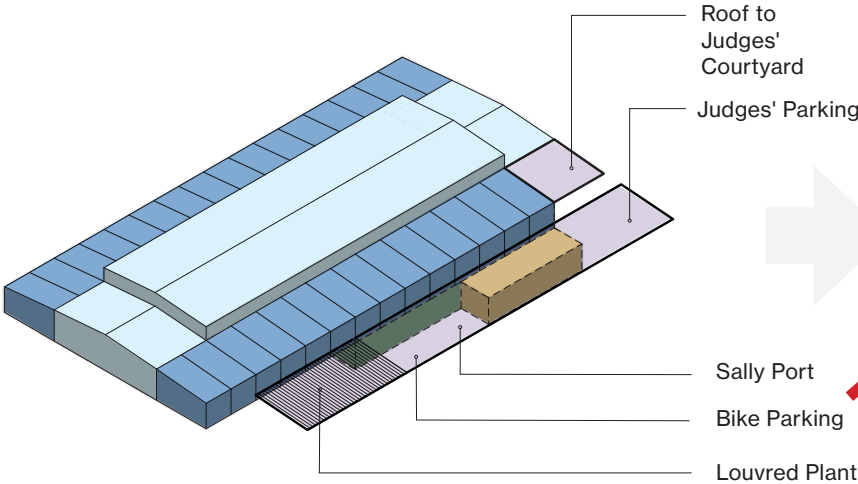
2. Framing



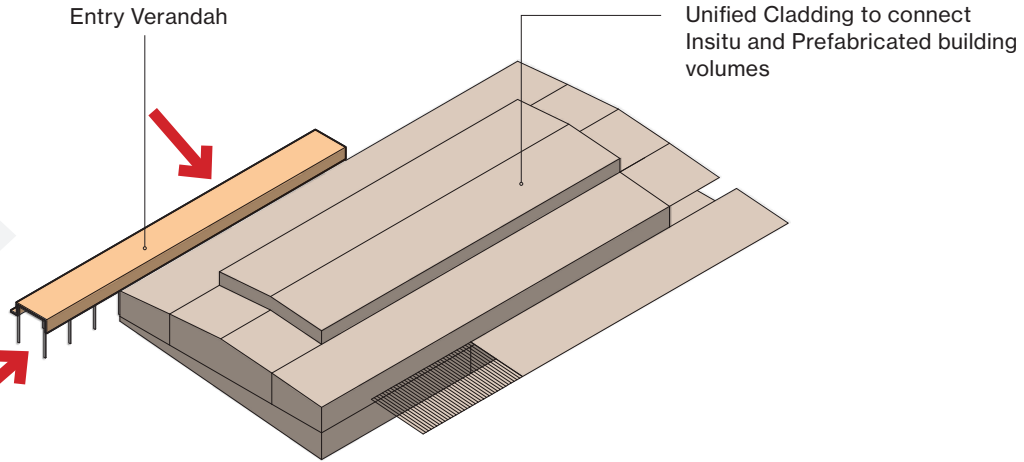
3. Insitu Volume



4. Prefabricated Volumes



5. Back of House Canopy



6. Entry Verandah



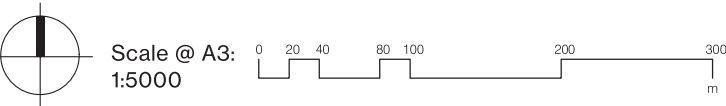
# APPENDIX

# RESOURCE CONSENT DRAWINGS

DWG No.	Title	Scale @A3
SK 0-30	Location Plan	1:5000
SK 0-31	Existing/ Demolition Site Plan	1:500
SK 0-32	Proposed Site Plan	1:500
SK 0-31	Proposed Site Plan - Ground	1:500
SK 0-31	Proposed Site Plan - Transport	1:500
SK 0-31	Proposed Landscape Plan	1:500
SK 1-01	Ground Floor Plan	1:250
SK 1-02	Basement Floor Plan	1:250
SK 1-13	Roof Plan	1:250
SK 2-01	Section A & B	1:250
SK 2-02	Section E & F	1:250
SK 3-01	Elevation - North & South	1:250
SK 3-02	Elevation - East & West	1:250
SK 11-01	Axonometric View - Existing	n/a
SK 11-02	Axonometric View - Proposed	n/a
SK 11-03	Material Pallete	n/a
SK 12-01	Perspective View 01	n/a
SK 12-02	Perspective View 02	n/a
SK 12-03	Perspective View 03	n/a
SK 12-04	Perspective View 04	n/a
PLANNING COMPLIANCE		
SK 20-01	Planning Compliance	1:500
SK 20-02	Planning Compliance	1:500
SK 20-03	Planning Compliance	1:500
SK 20-04	Planning Compliance	1:500
SK 20-05	Planning Compliance	1:500



# Location Plan



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Papakura District Court - New  
40 Elliot Street,  
Papakura

Drawing: Location Plan  
Drawing no: SK 0-30  
Issue:  
Date: 24 April 2024  
Job no: 2401

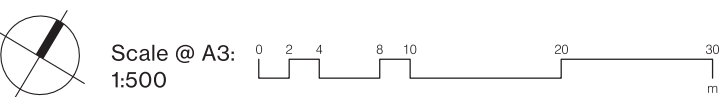
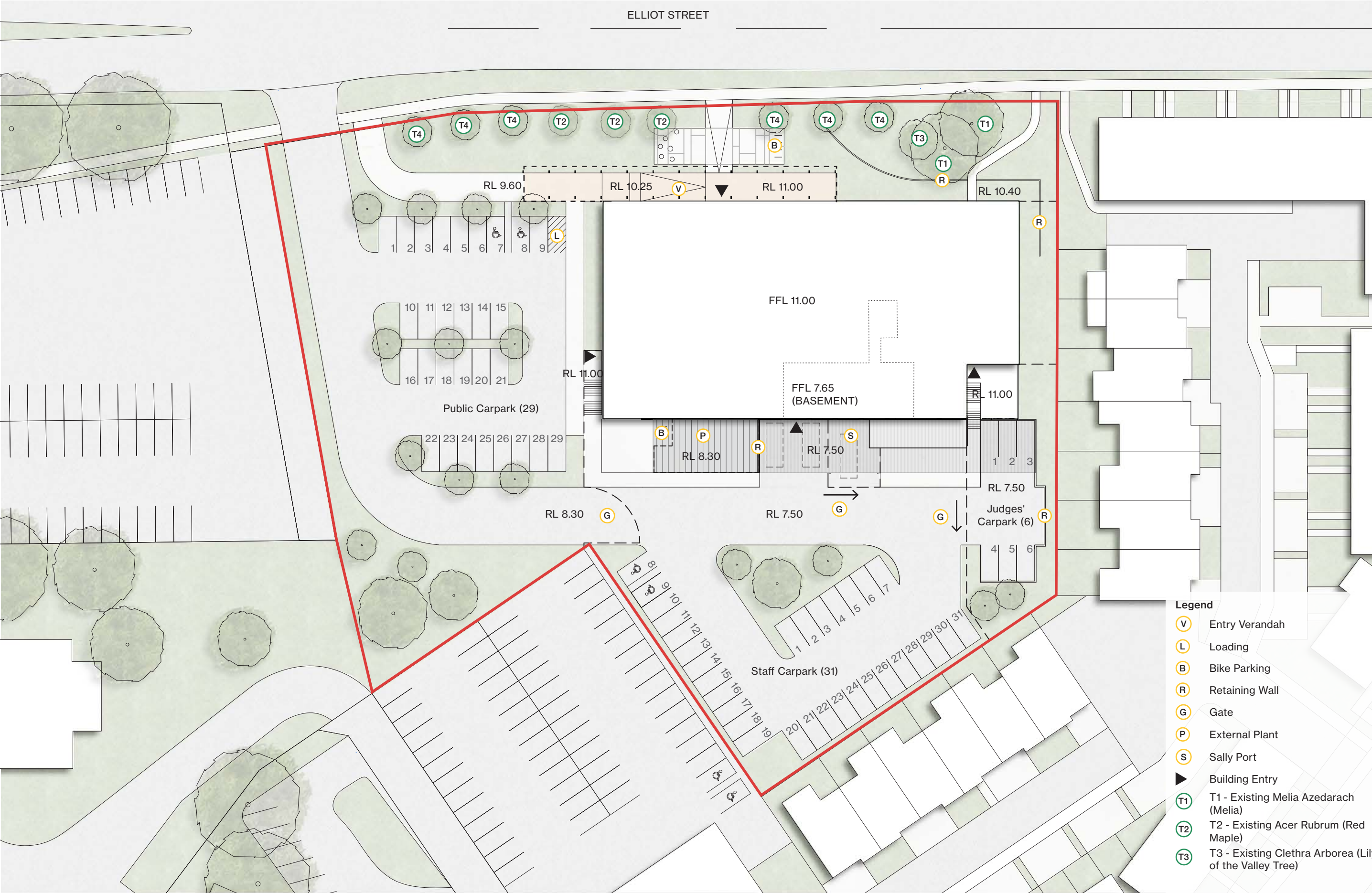




Drawing: Existing/ Demolition Site Plan  
Drawing no: SK 0-31  
Issue:  
Date: 24 April 2024  
Job no: 2401



# Proposed Site Plan



Topographical information sourced from BCD Group Survey, dated 24 January 2024

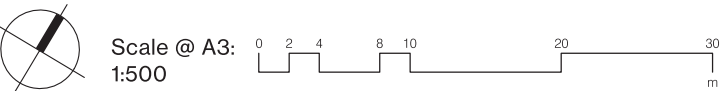
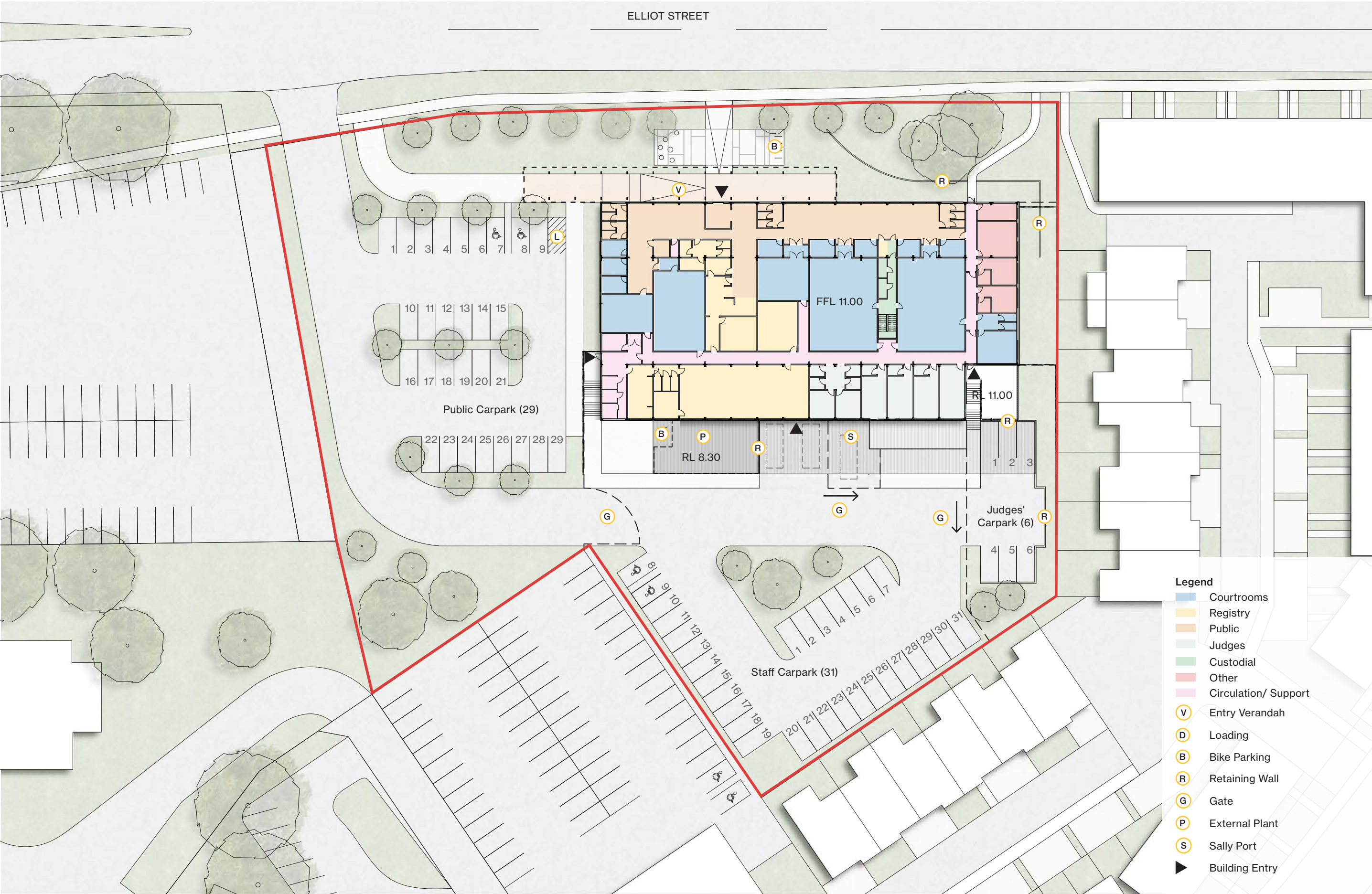
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Papakura District Court - New  
40 Elliot Street,  
Papakura

Drawing: Proposed Site Plan  
Drawing no: SK 0-32  
Issue:  
Date: 24 April 2024  
Job no: 2401



# Proposed Site Plan Ground Floor



Topographical information sourced from BCD Group Survey, dated 24 January 2024

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Papakura District Court - New  
40 Elliot Street,  
Papakura

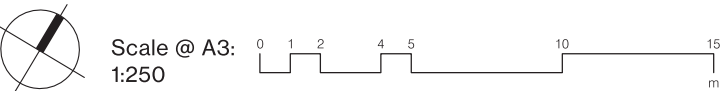
Drawing: Proposed Site Plan - Ground Floor  
Drawing no: SK 0-31  
Issue:  
Date: 24 April 2024  
Job no: 2401



# Proposed Landscape Plan



# Proposed Plan Ground Floor



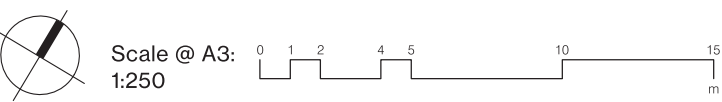
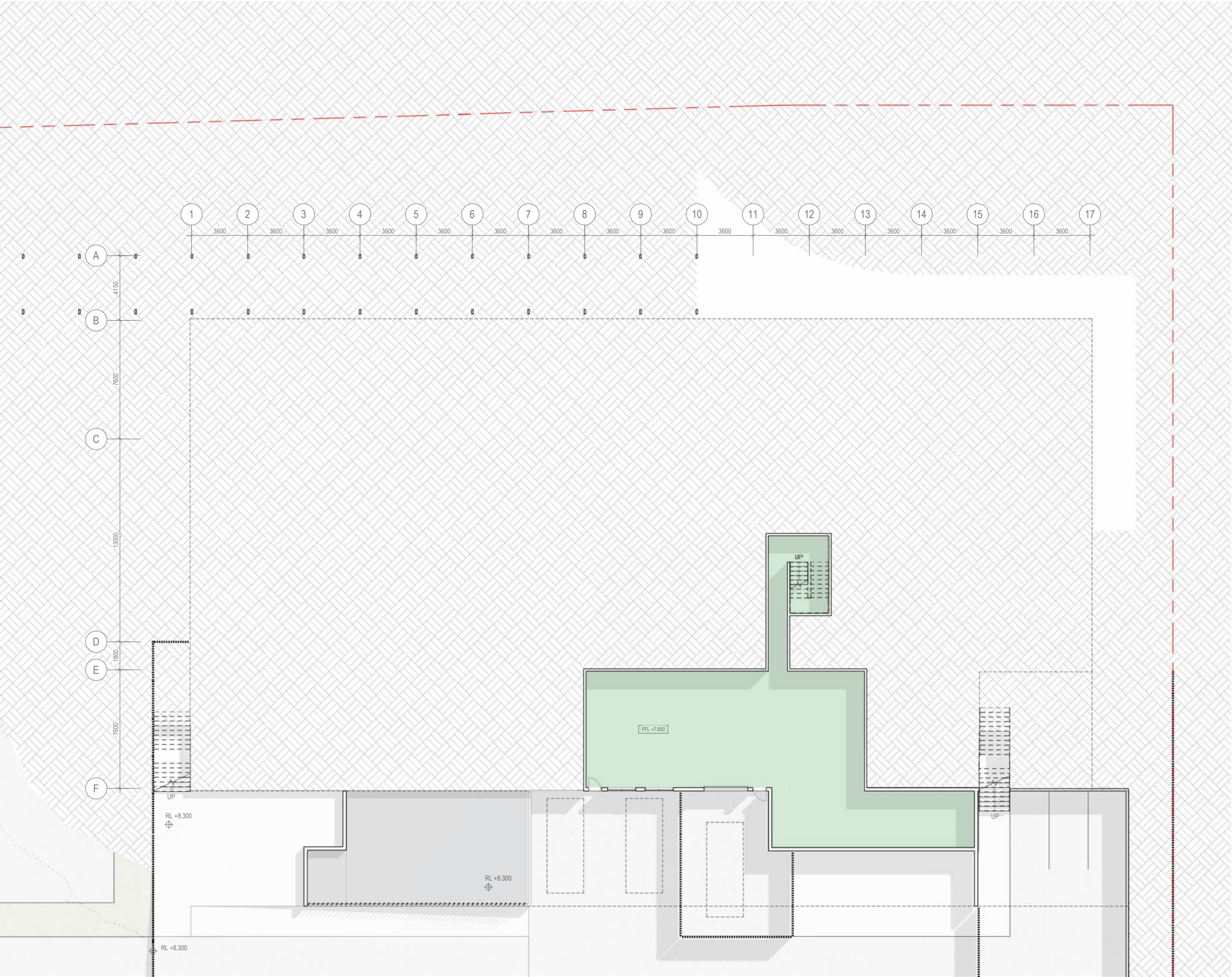
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Papakura District Court - New  
40 Elliot Street,  
Papakura

Drawing: Ground Floor Plan  
Drawing no: SK 1-01  
Issue:  
Date: 24 April 2024  
Job no: 2401



# Proposed Plan Basement



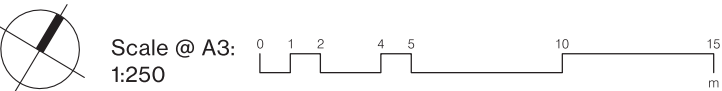
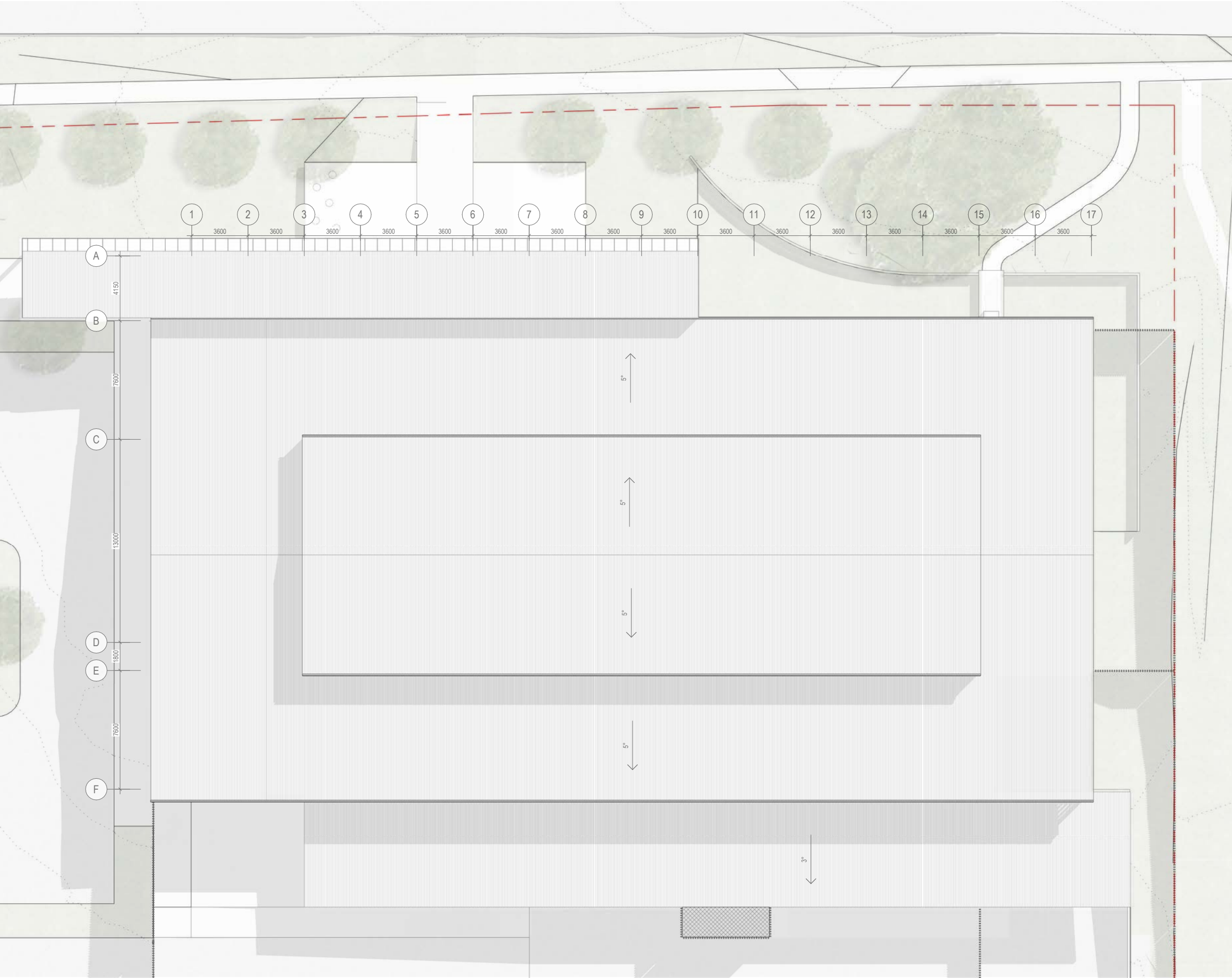
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Papakura District Court - New  
40 Elliot Street,  
Papakura

Drawing: Basement Floor Plan  
Drawing no: SK 1-02  
Issue:  
Date: 24 April 2024  
Job no: 2401



# Proposed Plan Roof



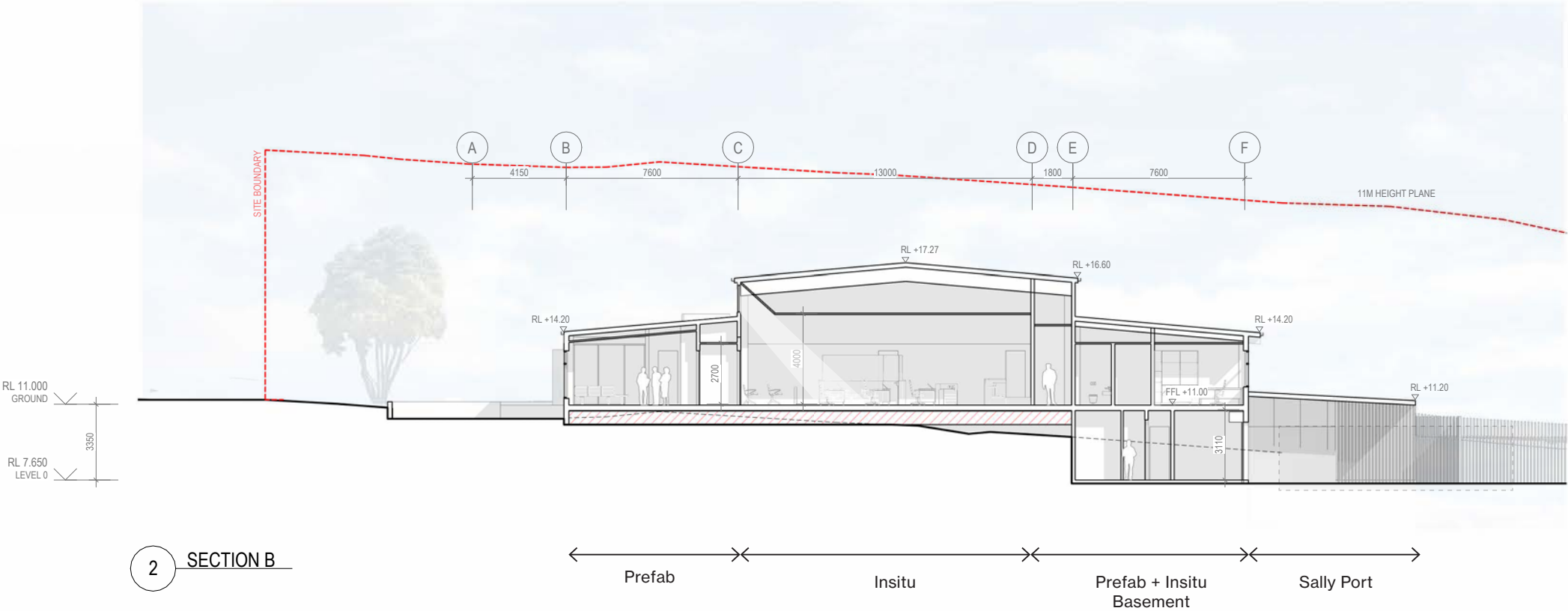
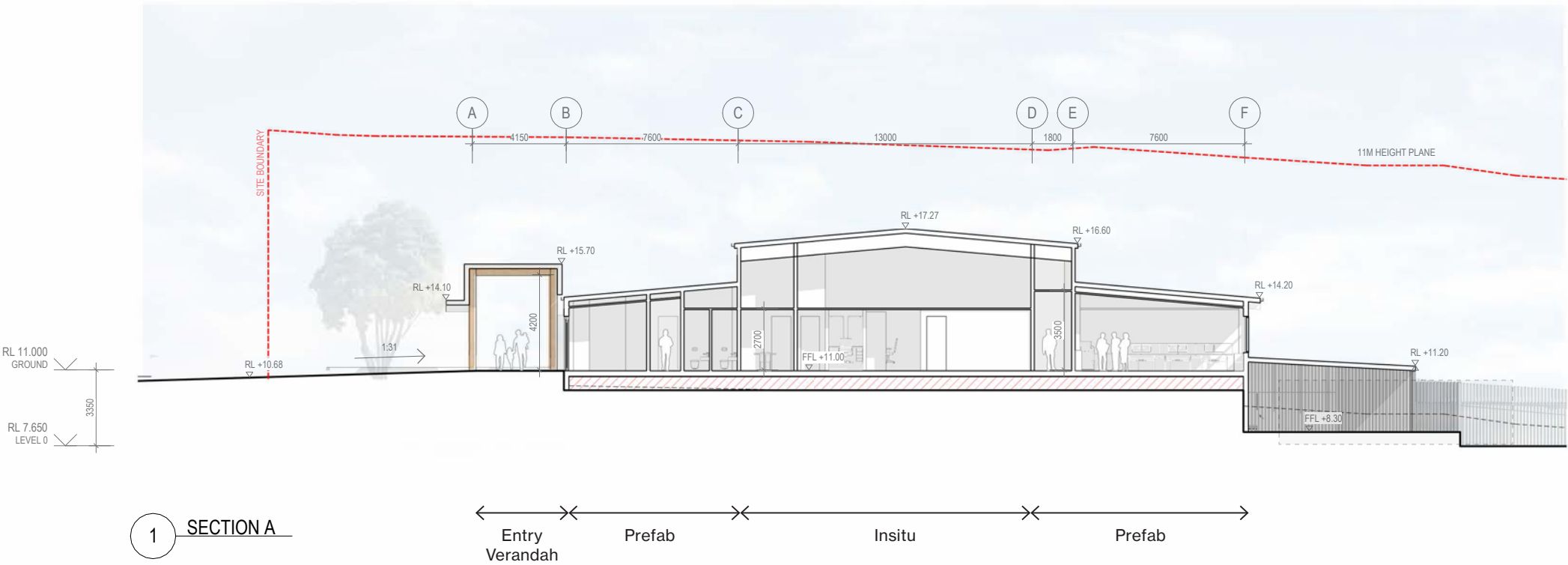
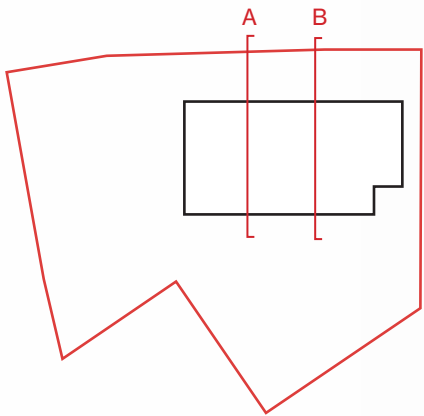
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Papakura District Court - New  
40 Elliot Street,  
Papakura

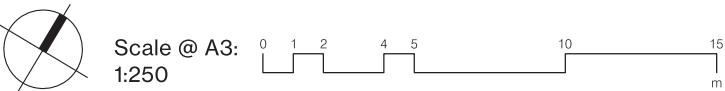
Drawing: **Roof Plan**  
Drawing no: SK 1-03  
Issue:  
Date: 24 April 2024  
Job no: 2401



Proposed Sections

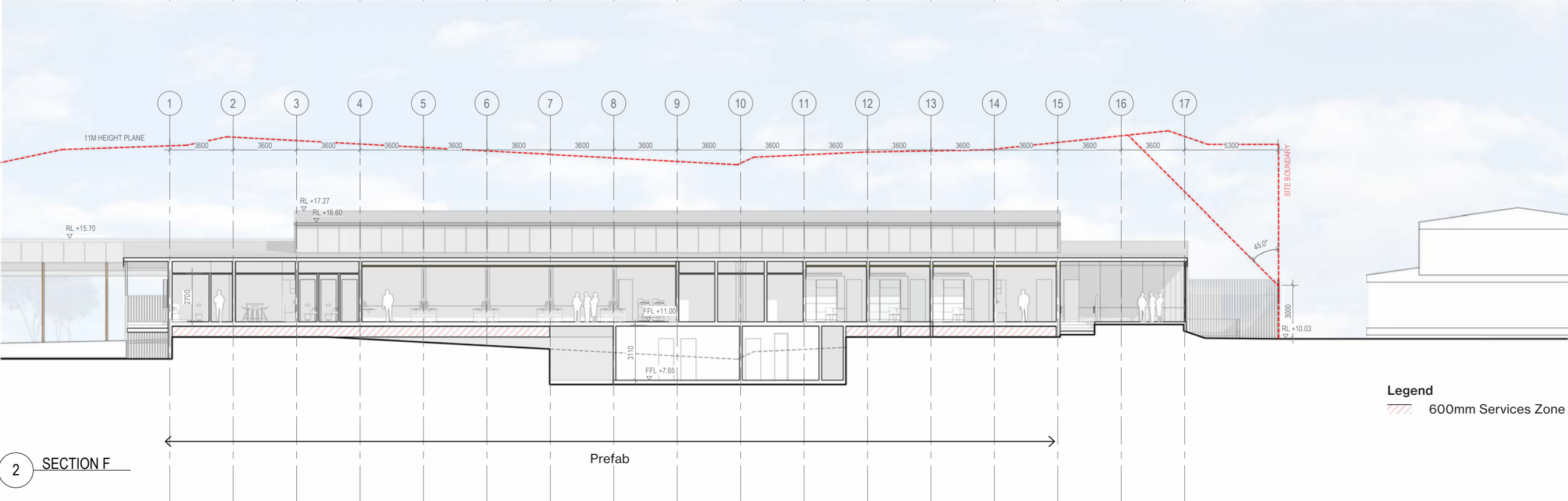
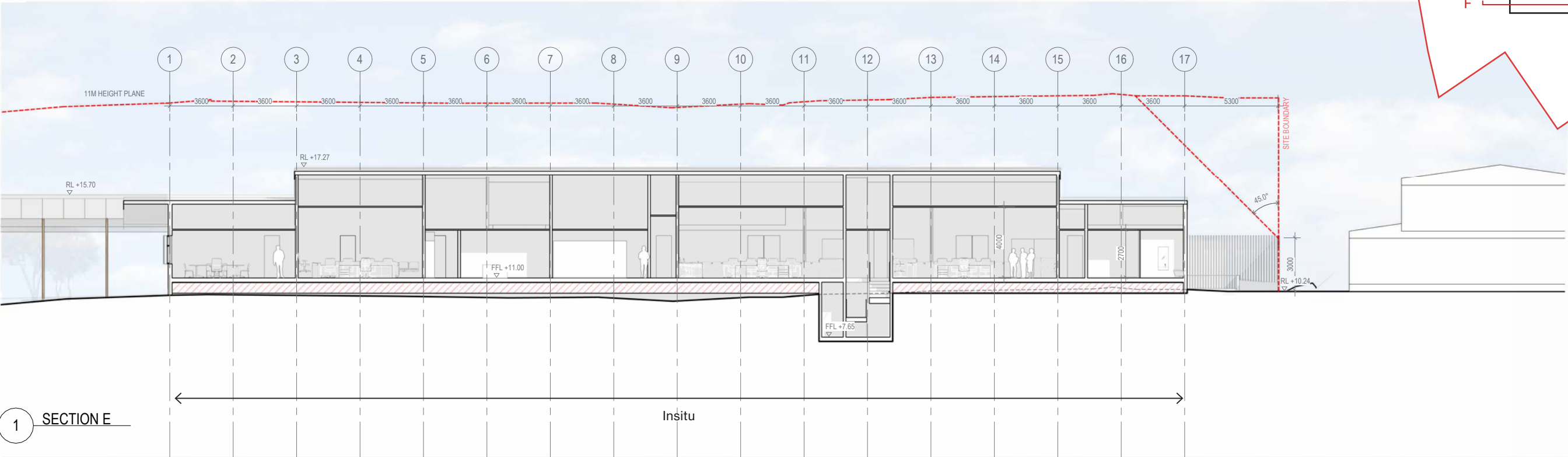
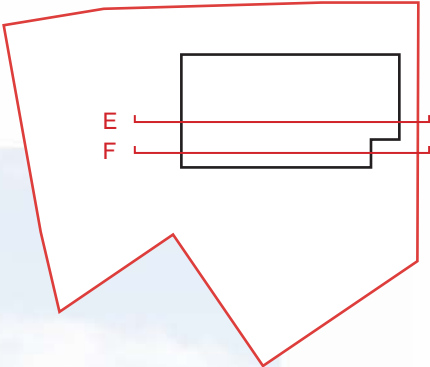


Legend  
600mm Services Zone

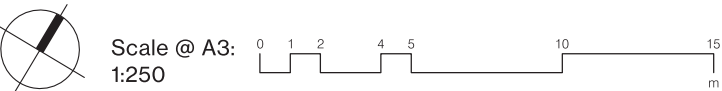




# Proposed Sections

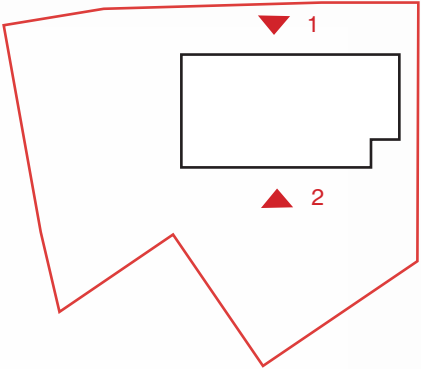


Legend  
600mm Services Zone





# Proposed Elevations

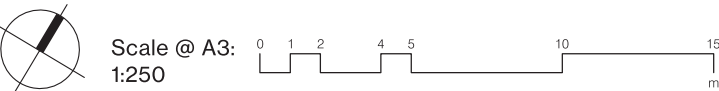


1 ELEVATION NORTH



2 ELEVATION SOUTH

- Material Legend**
- 1 Fibre Cement Cladding
  - 2 Aluminium Powdercoat Finish
  - 3 CLT Column
  - 4 Colorsteel Corrugate Cladding
  - 5 Aluminium Louvered Screen





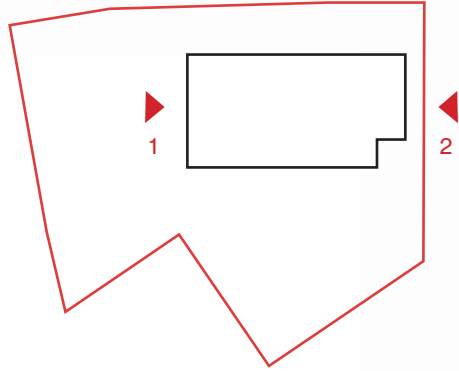
# Proposed Elevations



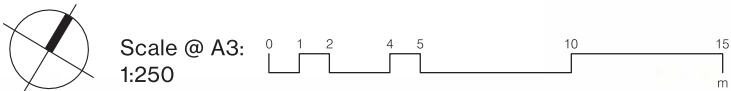
1 ELEVATION EAST



2 ELEVATION WEST



- Material Legend**
- 1 Fibre Cement Cladding
  - 2 Aluminium Powdercoat Finish
  - 3 CLT Column
  - 4 Colorsteel Corrugate Cladding
  - 5 Aluminium Louvered Screen





3D View Aerial View from West (Existing)



- Legend
- ① Existing Papakura RSA Building
  - ② Hawkins Theatre
  - ③ Elliot Mews Apartments
  - ④ Papakura Ambulance Station



3D View Aerial View from West



- Legend
- 1 Proposed Courthouse
  - 2 Hawkins Theatre
  - 3 Elliot Mews Apartments
  - 4 Papakura Ambulance Station



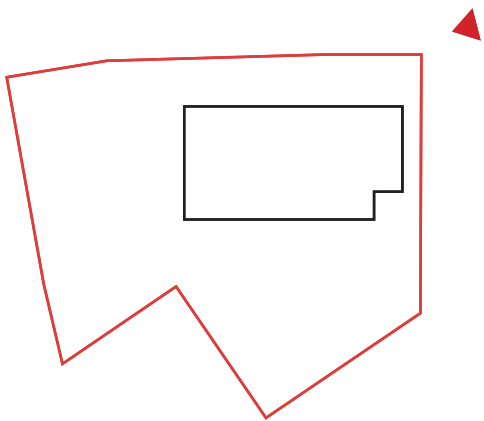
# Material Palette



- Material Legend**
- ① Fibre Cement Cladding
  - ② Aluminium Powdercoat Finish
  - ③ CLT Column
  - ④ Colorsteel Corrugate Cladding

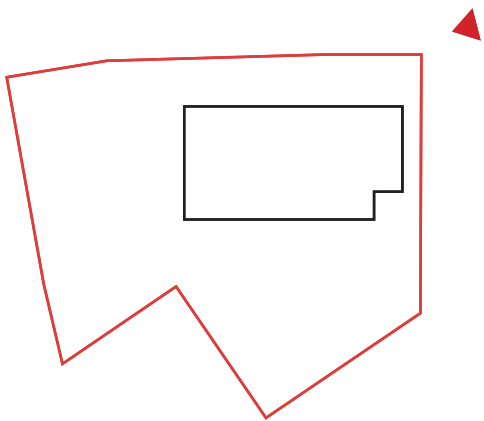


3D View View from Elliot Street looking West



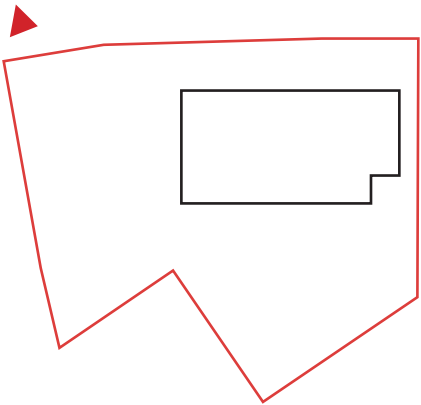


3D View View from Elliot Street looking West



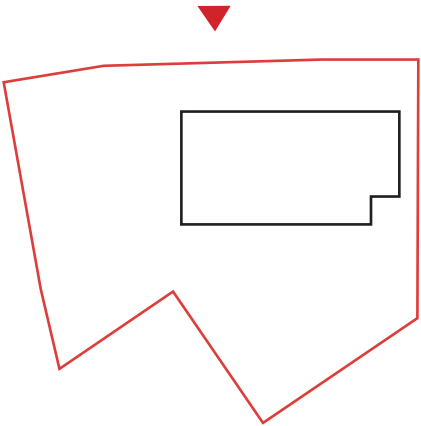


3D View View from Elliot Street looking East





3D View View from Elliot Street looking South





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