

SELECTED EXTRACTS FROM THE
CONCEPT DESIGN REPORT

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ARCHITECTS

WHAKATUPUTU

New Dunedin Hospital Concept Design Report

Ka haea te ata
Ka hāpara te ata
Ka korokī te manu
Ka wairori te kutu
Ko te ata nui ka horaina
Ka taki te ūmere
He pō he pō
He ao ka awatea

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the Official Information Act 1982

The Ōtākou Visual Pepeha

Naming Narrative

Pūrākau whakaikoa

WHAKATUPUTUPU - NAMING NARRATIVE

Provided by Aukaha and Mana Whenua.

Kia mōhio ngā tāngata katoa ki te ikoa o tēnei ware ko te Whakatuputupu.

Kia mōhio ngā tāngata ki te ritenga o tēnei ikoa, ki tēnei ware.

Kua mate kā mātua me ngā tāngata whakahaere tikanga o tēnei kāika. Kua mate rātou me ā rātou wakaaro nui me ā rātou nei mahi me ngā mea katoa Kua mate ōku tuākana me ōku tuāhine me tōku hākui me tōku matua. Ko ahau anake te ora nei. Kāore tōku matua i kōrero iho ki tēnei mea ki tērā mea mate noa. Koia i hua ai tēnei ware hei ware kāikinga mate mō tōku matua i huaina ai ko te Whakatuputupu i roto i tēnei wā i tēnei tau e mahara tonu ana ōku wakaaro ki te hanga i tētahi ware kia tū ināinei tēnei ware.

Ko tēnei ware nō Hori Kerei Taiaroa rātou ko āna tamariki me āna wanaunga?

This is to inform everyone of the name of this house. It is named Whakatuputupu.

This is in order that people understand the implication of this name, of this house.

The old people have passed, including those who conducted the long-standing rituals of this village. They have passed as have their significant reasoning, their work and more. My older brothers and sisters have passed, and my mother and father too. I am the only one left. My father did not pass on all that was needed before his death.

This is the reason why I named this house a house of reprisal for my father, accordingly named Whakatuputupu in this era, in this year, to hold fast to the past and my purpose for naming this house.

This house belongs to Hori Kerei Taiaroa, my children and my relations.



Context Horopaki

H.K. Taiaroa was born at Ōtākou: it is more than likely that this occurred in the 1830s rather than the 1840s. Kāi Tahu elders knew H.K. by his birth name, Huriwhenua, but he was better known by his Christian name, Hori Kerei (abbreviated to ‘H.K.’), after the former Governor Sir George Grey. He was the son of Te Matenga Taiaroa, an important chief at Ōtākou whose name has been enshrined in the place name on the Otago Peninsula, Taiaroa Heads.

H.K. worked the significant land holdings he had around the Kāi Tahu rohe (area) and began to work tirelessly on addressing the grievances of his people. He began as a Southern Māori Member of Parliament in 1871 and it was in Parliament that he would prove himself to be the most able and experienced person to represent his people. H.K navigated a ferocious political arena with his skilful writing ability.

HK Taiaroa named his house at Ōtākou, Whakatuputupu. Naming of a house or a place was a common tikanga (practice). The name and the place was imbued with mana (prestige).

There is also history in a name that resonates through the generations and allows us to recall the past, never forgetting who and where we come from. We have a tikanga (practice) called taunaha, a specific naming process that laid claim to an area. In this instance HK named his house with the intentions of holding on to what is left of the past and moving forward. Whakatuputupu can be broadly translated as growth and flourish, therefore he was thinking about the future generations and their development and place in the world. He was also concerned about what was lost with the passing of his parent’s generation.

His father’s ōhākī (dying words) requested him to pursue justice for Kāi Tahu as they were wronged by the Crown and treated as second class citizens on their whenua. Therefore, the name Whakatuputupu recalls the past and acknowledges the redress and retribution as requested by his father to him. HK fought for his people and in doing so he requested hospitals and schools over a long period of time. Within Kāi Tahu there are many examples of names of houses and people that stem from a battle or an important event.

There are children today that have also been named after these houses and events, in order to not forget our history. The name also connects us to Ōtākou, the place and the wider name for the harbour, which the hospital is in direct sight of and on the reclaimed shoreline of Ōtākou. Furthermore, this name connects to the wider community as it is about growth and the health of all people in our wider city. The hospital will provide work and employment as well as a safe haven for our community. The new generations will carry the intent of the name, giving the hospital the mana and acknowledging the mauri of the land it stands on. events, in order to not forget our history. The name also connects us to Ōtākou, the place and the wider name for the harbour, which the hospital is in direct sight of and on the reclaimed shoreline of Ōtākou. Furthermore, this name connects to the wider community as it is about growth and the health of all people in our wider city. The hospital will provide work and employment as well as a safe haven for our community. The new generations will carry the intent of the name, giving the hospital the mana and acknowledging the mauri of the land it stands on.

↑ Diary extract from H.K.Taiaroa explaining the name of his house at Ōtākou, Akuhata 26 1870 .

↑ Translation by Megan Pōtiki, July 2020

2.1 Site Context



KEY	
New hospital site	1
Existing SDHB land	2
Bow Lane car-park	3
Fraser Building	4
University of Otago	5
School of Medicine	6

Cultural Context

Horopaki-ā-Tikaka

AN INTRODUCTORY STATEMENT FROM AUKAHA AND MANA WHENUA.

Mana Whenua, led by Aukaha Limited, are deeply invested in the New Dunedin Hospital (NDH) project. This interest is driven by the NDH’s location and function. The goal is for a New Hospital that thoughtfully reflects Kāi Tahu values and history since 1848, especially as it relates to the upper harbour area. The process sought to actively enhance the collective Kāi Tahu presence in and around Dunedin – and encourage Māori health objectives across Southern Te Waipounamu. From a Kāi Tahu vantage, the NDH site is a window into the harsh realities of Dunedin’s colonial settlement. Demolition of the former Cadbury factory, which forms the corpus of the NDH site, has begun. Those tasked with building the NDH, and indeed the public at large, will soon view this block of land as a blank slate – in much the same way as

Dunedin’s earliest colonists viewed the upper harbour in the 1840s. However, then, as now, Kāi Tahu history lays beneath and Kāi Tahu hopes for the future hang in the air. Aukaha, on behalf of Mana Whenua and Papatipu Rūnaka, looks forward to refining these aspirations and weaving them into the NDH.

DESIGN TEAM ACKNOWLEDGEMENTS

Our project vision and design intent builds on the collaboration developed between Ministry of Health and Kāi Tahu to embrace Whakatuputupu - The New Dunedin Hospital as an opportunity for partnership and transformation. We have worked from the premise that there is much to gain by applying; with permission and respect, the deep learnings of a living culture of deep history to a project of national significance.

The Design Team acknowledges all those that have contributed to the Kaupapa of this concept report and shared in the journey of discovery, collaboration and Co-Design. In particular we acknowledge the work completed by Aukaha and Mana Whenua. We appreciate the input and efforts of the international and national design team members in translating their discussions and thoughts into this concept design.

Nō reira, tēnā koutou, tēnā koutou, tēnā tātou katoa

CORE COMPONENTS OF THE CO-DESIGN PROCESS:



The Cultural Narrative Précis prepared by Aukaha and Mana Whenua for the Ministry of Health establishes Mana Whenua as a project partner. Refer Appendix A.25



The proposed naming of the hospital acknowledges the enduring importance of H.K.Taiaroa to Kāi Tahu through a precinct that will increase healing, knowledge, understanding and foster connection to place for all. Refer page viii and Appendix A.25



These Design Values are intended to inform all aspects of the New Dunedin Hospital Project - from presence and representation, to models of care, Tikanga and protocol, naming, and spatial design and architectural representation. Refer page 04



The Wāhi Tūpuna outlined on page 05 describes the cultural context of the site as identified during the Co-Design Process.



The Kāi Tahu Creation narrative outlines the whakapapa of the creation of life according to Kāi Tahu. The narrative will be embedded through planning, architecture, landscape and way-finding to connect people and foster a sense of place. Refer Section 3.5.1



The Co Design Creative strategies within Section 3.5.1 outline the beginnings of a series of architectural explorations that are embedded within the Conceptual design.

This body of work contains Mātauraka Kāi Tahu, Kāi Tahu knowledge including narratives, histories, wisdoms, skills, values and aspirations. Mātauraka Kāi Tahu is intellectual property held collectively and represented by Mana Whenua. Aukaha reserves the copyright in this work under the Copyright Act 1994 and accordingly the work may not be copied or reproduced without the specific written approval of Aukaha Ltd.

Mana Whenua Cultural Landscape Plan

Wāhi Tūpuna

The following commentary is provided by Aukaha to accompany and help describe the Whakatuputupu Mana whenua cultural landscape plan and seeks to assist the wider NDH team with an understanding of the layers of cultural significance embedded within the plan. As such it seeks to make cultural sense of this development from a Mana whenua world view, conceptualising how Whakatuputupu (new Dunedin Hospital), can find congruence with mana whenua oraka aspirations within this particular site and within this wider cultural landscape.

In committing to a co-design process for Whakatuputupu, Mana whenua are in turn committing to a Tiriti o Waitangi based working relationship with the Ministry of Health, the Southern District Health Board and their project / design team representatives. This commitment is not entered into lightly and requires Mana whenua to hold a level of trust and confidence that the Treaty partner is willing to engage in good faith, in a space where past Crown actions have been found wanting.

This co-design commitment presupposes that the Crown Treaty partner will acknowledge core Mana whenua cultural values, that cultural information provided by Mana whenua will be treated with respect and that the design process will allow for necessary allocations of space and design treatments that will support and enhance Mana whenua and Māori health outcomes.

As part of their commitment to this co-design process, Mana whenua have engaged in a careful analysis of the cultural landscape of the proposed site, the ancestral names

associated with it, the mahika kai and movements of their tūpuna on and over this site over many hundreds of years prior to the arrival of Pākeha. This former harbour edge site also bears witness to some of the earliest interactions with settlers and it is the combination of these pre and post contact histories which provides a culturally rich landscape from which a range of hapū narratives can be distilled to inform critical design approaches.

To summarise, the Mana whenua cultural landscape plan provides a critical lense through which Mana whenua are able to both see themselves in this project and commit to realising its future.

The layers of meaning embedded within this cultural landscape plan can be described as a series of interconnected cultural narratives as follows:



Mana Whenua Cultural Landscape Plan

Wāhi Tūpuna

WHAKATUPUTUPU

Tapatapa / Ikoa – The all encompassing name given for the entire new Dunedin Hospital Development sets the kaupapa for the project and provides a mana whenua protective cloak

KĀI TAHU
OROKOHAKA

The Kāi Tahu Orokohaka (creation) narratives provide for a series of seven focal landscape features which both surround and infuse the development and reflect its significance to local Kāi Tahu hapū.

ARA HONOHONO +
AWA MOANA

Overarching People and Place Based narratives which celebrate the connections of people to each other and to the wider harbour

ARA HONOHONO
(Takata connections)
Interconnected pathways that Kāi Tahu have travelled over generations. Ōtepoti (Dunedin) was a juncture, connecting people from north to south and between moana and whenua, Informing pathways and navigation.

AWA MOANA
(Whenua / Moana Connections)
The Otago Harbour, which was considered to be an awa (river) by Kāi Tahu whānui due to its length and appearance. Awa Moana was a rich source of mahika kai (traditional food sources).

NGĀ MOANA E RUA
+ MATAU KAREAO

Ancestral site names which record the former puke and hāpua along with the mahika kai activities which can be remembered in the following ways:

NGĀ MOANA E RUA

- Remembering the original puke form in the vertical build
- Tuna narratives
- Hāpua / wet feet / sandy feet / dry feet

MATAU KAREAO

- Remembering the original puke form in the vertical build
- Tuna narratives
- Hāpua / wet feet / sandy feet / dry feet

TAI TIMU / TAI PARI
+ TAURAKA WAKA

Site uses & characteristics acknowledging the former tidal realm that the development sits within and waka landing and encampment activities. Narratives to be explored:

TAI TIMU / TAI PARI

- Birth (tai pari) and death (tai timu)
- connections to original site tidal movements

TAURAKA WAKA

- Waka anchorage
- upturned waka as shelter
- kaihaukai

AKA TAPU +
ARA HONOHONO +
HUANUI

AKA TAPU
(Ara wairua)

ARA HONOHONO
(Ara Takata - connections)

HUANUI
(Publicinterface)

Axial movement narratives which honour the pathways of the departing spirits, people to people connections within the wider hospital environment and the public interface / main thoroughfare (huanui) along Cumberland street.

TAPU / NOA

Acknowledgement of the tapu / noa duality which exists across the hospital development and in particular the mortuary functions and circulation networks which are the most tapu / sensitive. In general the Eastern side of the hospital is the most tapu (in terms of restriction) and the west side the most noa (un-restricted) with its strong public interface, manaakitanga and kai functions.

Specific elements to address and acknowledge:

- Mortuary location / adjacencies and tūpāpaku circulation
- manuhiri arrival sequences (outpatients and in patients)
- use of kai to manaaki and whakanoa
- use of waiora to whakanoa

Cultural Landscape
Wāhi Tūpuna

The following overarching site diagram has been developed with Aukaha and Mana Whenua through the co-design process. It is intended to organise and structure the critical relationships and connections across the site. The concepts of Te Ara Honohono, Ara Ōraka and Te Huanui will be further explored within section 3.5.1 of this report



3.3.1Hospital Urban Context

The NDH project is a major piece of urban infrastructure. The scale and siting of the project mean that its proportions, materiality and its urban edges need to be carefully considered. The project is on the edge of the Dunedin CBD and adjacent to the Otago University site, meaning that it has the potential to both ‘frame’ and ‘connect’ to these contexts. In terms of potential wider master planning implications,

these factors indicate the potential to set up a new public realm and new connections, particularly on the Cumberland Street edge which has the potential to provide long term pedestrian connectivity to the north. Permeability across the site (in the east/west direction) is also important, providing opportunities for both visual and physical permeability for users.

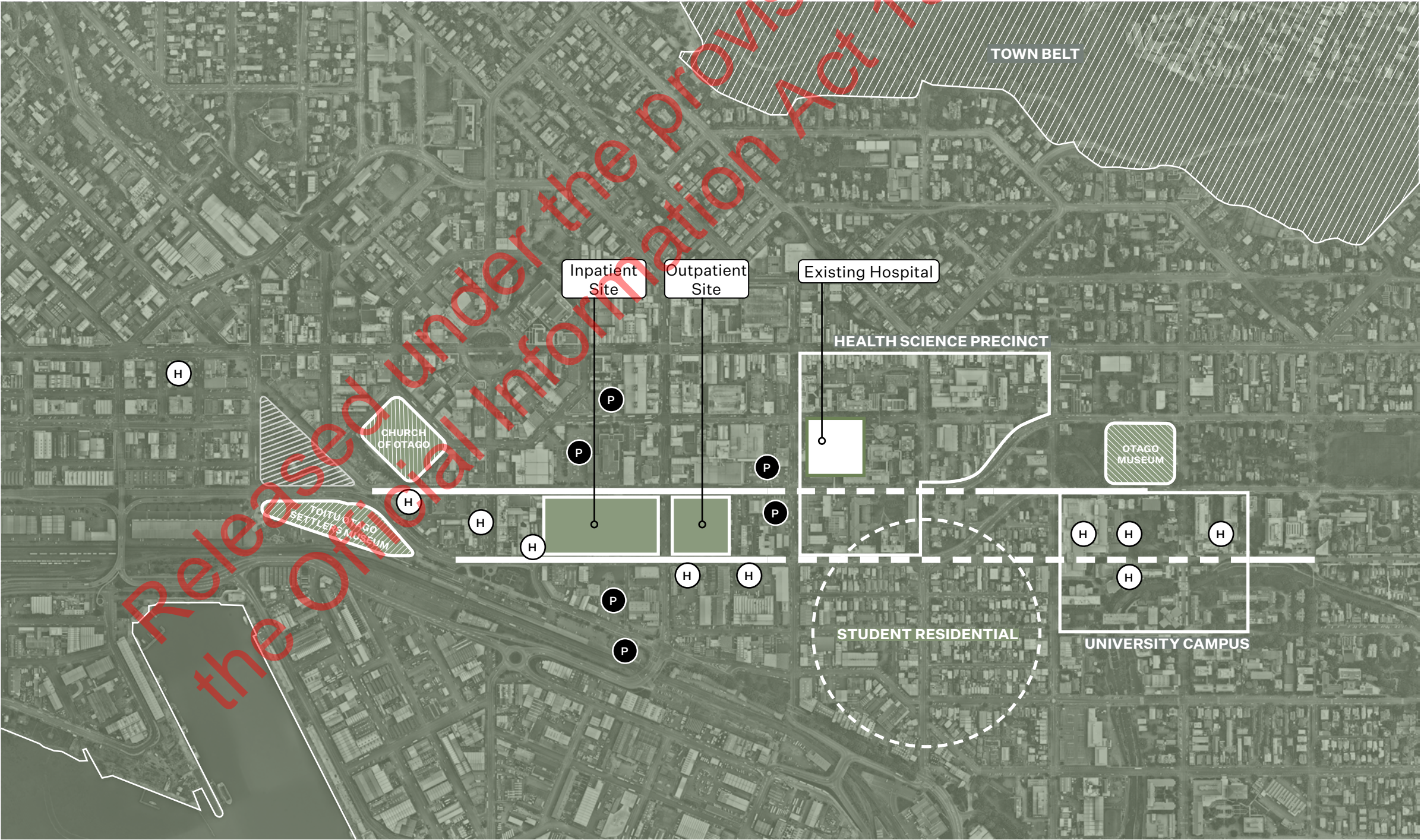
KEY

Existing Carparking

P

Surrounding Heritage

H



3.4 Health Planning Strategies

In alignment with our methodology the over arching health planning strategies are intended to enable the surrounding physical environment to assist patients, whanau and staff to partner in care, be protected and participate effectively and with confidence. The planning responds to these strategies as follows:

Design Principals

WHANAUNGATANGA
PATIENT & WHĀNAU CENTRED

Equitable access to quality care. Valuing patients’ time



Patient + Whanau Centred
Care

The hospital is designed to optimise clinical synergies focussing on patient centred care, streamlining the patient journey and leveraging evidence based design principles to support a truly salutogenic model.

KAITIAKITANGA
FORWARD LOOKING

Innovative. Digital. Flexible. Clinically, financially, and operationally sustainable



Inclusive, Respectful,
Appropriate

Focusing on integration , spatial variety allows inclusiveness, acknowledging unique values and preferences, treating all with dignity, discretion and sensitivity to their cultural values and autonomy.

TIKA
WELL ORGANISED

Safe, Efficient. Integrated. Right place and right time



A New Benchmark
Digital Hospital

Interactive , accessible digital systems will support current and emerging technologies, providing effective and efficient level of service and record keeping also providing opportunities for education training and research.



Innovative System
Connectivity

NDH will be the catalyst for innovation and implementation of new and enhanced health systems and technologies across the district with a long life loose fit approach - adapting to future models of care and changing demand patterns.



Interprofessional
Practice Promotion

The inter-professional team approach providing co-ordinated consultation and decision making is supported with the integration of shared staff and meeting spaces for collaboration throughout NDH.

Design Principals

TIKA
WELL ORGANISED

Safe, Efficient. Integrated. Right place and right time



Collaborative
Community Experience

Engagement with community, where efforts tend to be loosely structured, highly adaptive and inherently creative, spaces and places are varied to enhance this interaction - all with a view to better patient outcomes and well-being.

WHAIPAINGA
OPTIMISED SYSTEM RESOURCES

Supporting balanced investment. Value for money. Timely Delivery



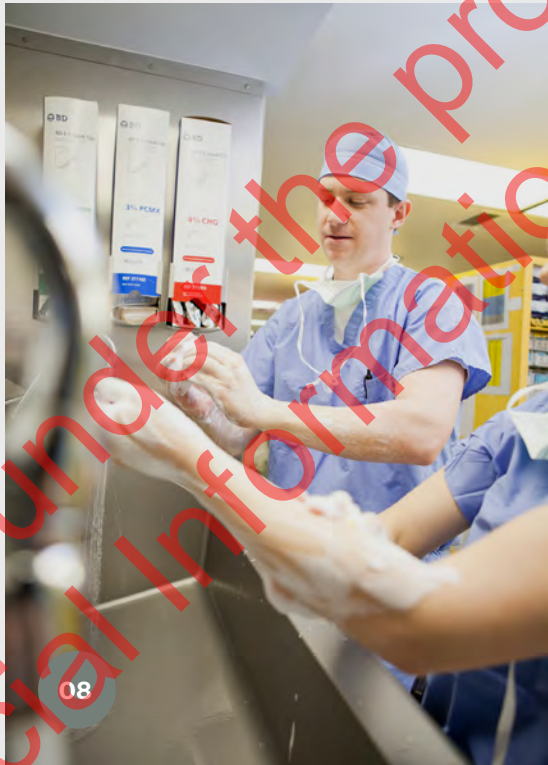
Operationally Cost
Effective + Efficient

Efficient planning provides a legacy that optimises capital investment, minimises recurring costs and allows environmentally sustainable goals to be met, eg:

- New digital platform.
- Supporting automation.
- Clinical efficiency.

ĀHURUTANGA
DESIGNED FOR WELLBEING

Healthy people spaces. Connected to city, and community, and collaborative partners



Productive Standardised
Practices

Planning, leveraging standardisation, supports standardised clinical practise. This means that the focus can remain on high quality, consistent standards of patient care - improving outcomes for patients.



Healthy People Spaces

High quality built environments, with good access to views, natural light and landscape promote healthy workplaces and wellbeing, in both patients and staff. Incorporation of art and a connectedness to nature support this approach.



Future Adaptability,
Flexibility + Sustainability

Considered health planning incorporates opportunities for change and expansion over time to account for changing models of care and service. Expansion with NDH and potential future health precinct planning is part of this legacy.

3.5 Architectural Strategies

DESIGN PRINCIPLES

WHANAUNGATANGA PATIENT & WHĀNAU CENTRED

Equitable access to quality care. Valuing patients' time



Legible + Intuitive

Clear points of arrival and entry, defined internal circulation 'Streets' and well organised vertical transportation nodes are all essential to user clarity. By making internal navigation as simple, as possible the project promotes lower stress levels as well as effective movement patterns.

KĀITIAKITANGA FORWARD LOOKING

Innovative. Digital. Flexible. Clinically, financially, and operationally sustainable



Welcoming + Threshold Free

An open, accessible and inclusive environment will be delivered by removing barriers to entry while providing the necessary levels of protection and 'welcome' at each entry point. Tactile, natural materials and careful landscaping and lighting are deployed at points of 'first contact' to provide beautiful and humane experiences.



Co-designed Cultural Expression

Deep conversations with Mana Whenua representatives (Aukaha) have provided a strong foundation for design expression. Cultural meaning and references are embedded in both the exterior and interior design. The building façades and exterior landscaping are both informed by underlying cultural narratives and interior spaces emphasise informality and a sense of community ownership.

TIKA WELL ORGANISED

Safe, Efficient. Integrated. Right place and right time



Integrated Information + Systems

Technology and information systems are fully embedded within the project. These technologies are considered an essential component of the building – both in terms of function and its experience - rather than an 'additive' component. This means that technology and digital systems are designed to improve the daily lives of patients, their visitors and staff.



Order + Identity

The architectural approach adopts a coherent massing and façade design 'system' which also considers the influences of culture and place. This approach provides the fabric and technical freedom to interpret narratives within each building and each building component.

3.5 Architectural Strategies

DESIGN PRINCIPLES

TIKA
WELL ORGANISED

Safe, Efficient. Integrated. Right place and right time



Sculpture + System

Non-clinical functions are expressed as sculptural opportunities within an otherwise orthogonal frame. These elements relate primarily to the ‘public’ circulation of the project and offer a less formal, less imposing and more inviting architectural language.

WHAIPAINGA
OPTIMISED SYSTEM RESOURCES

Supporting balanced investment. Value for money. Timely Delivery



Functional + Flexible

The façade approach is driven by the practical requirements of internal function and is inherently flexible through design – able to accommodate change through the design process and over the life of the project.

ĀHURUTANGA
DESIGNED FOR WELLBEING

Healthy people spaces. Connected to city, and community, and collaborative partners



High Performance + Responsive

Façades are designed to respond to varying environmental factors according to orientation. North, East, South, and West façades are able to adopt individual architectural expressions rather than a uniform approach.



For Dunedin + its People

The cultural and physical context significantly influences the design. The project is considered as an essential part of, and contributor to Dunedin’s life as a city. By recognising and welcoming all people of all faiths the project will be richer and more meaningful within its context. This includes the representation within the fabric of the wider project of contemporary Dunedin life in all of its forms.



A Sustainable Exemplar

Sustainability is considered at every level of the design to deliver lower energy costs, lower carbon emissions and a more comfortable patient and working environment. This approach means that façade and mechanical systems work together to target ambitious outcomes within the context of a project with a multi-decade functional life.

3.5.3 Sustainability

The Ministry of Health together with the wider project team are committed to developing a new hospital for Dunedin that reflects the global movement towards sustainable and wellness focused built environments.

We will be targeting a 5-star Green Star ‘Design’ and an ‘As Built’ rating from the New Zealand Green Building Council for the New Dunedin Hospital buildings. The project will also be benchmarked against other equivalent international sustainability rating tools; LEED, BREEAM and WELL to ensure the most focussed sustainable outcome is developed. The result will be an exemplar public health facility.

Alongside the Ministry of Health, the design team has made a commitment to better enable sustainable solutions, promote wellness journeys and improve the overall operational performance in efforts to incorporate sustainable outcomes across the entire facility. Focus will be on creating the highest possible rating for positive environmental impacts, centred around the commitment to the people, the partners, and the communities in which it serves.

Throughout the design and delivery of these buildings we will look to reduce it’s carbon footprint by incorporating expansive low-e double glazing with high visible light transmittance and a balanced window-to-wall ratio to maximise daylight availability and reduce the pressure on building mechanical performance. The inclusion of low-energy, LED, intelligent lighting systems that will utilise smart occupancy and daylight sensors in order prioritise daylight over artificial lighting and switching off lighting in unoccupied areas of the building.

Waste reduction will be a key objective throughout the project. Through the careful selection and specification of materials, the design will showcase materials that are locally sourced, sustainably manufactured, have recycled content, are low in pollutants and minimise construction waste. The facility will benefit from end-of-trip facilities with staff amenities and secure bike parking to encourage cycling, walking and better life choices. To further encourage sustainable opportunities and reduce environmental impacts, fleet carparking will include electric vehicle charging points with the potential of adding photovoltaic solar panels collection.

Adopting and elevating environmentally sensitive methodologies, a holistic approach within these early stages is essential to the sustainability success of the New Dunedin Hospital. There are significant benefits across the delivery and built life of this project for the environment, the construction team, the region, the city, the staff, the patients and their visitors.

The design will seek to exceed the expectations set by the rating tools while remaining within the constraints of the budget and programme and will demonstrate the following:



Identity

We believe that each project should have its own unique ‘identity’ which is specific to its place within the local culture, community, and the environment. Inserted into the urban context of Dunedin this hospital will enhance interactions between the community, university, and the city.

Local

We will design to support the ‘local’ community, economy and transport networks. We will favour local resources, materials, labour, and artists. We will help to create a sense of ownership within the community that will reach beyond the city limits and into the greater region.

Wellbeing

We will select materials that represent sound and sustainable building solutions that will result in healthy environments, crafted to reflect salutogenic ideals and ‘wellbeing’ journeys across the full range of building occupants.

3.5.3 Sustainability



Passive

We will advocate for greater access to ‘passive’ solutions including day lighting, fresh air, views providing for internal orientation and placement, alongside promoting low-tech, smart systems that will digitally manage the internal systems.



Water

We will design and select efficient ‘water’ management strategies and systems throughout this facility- with the careful selection of plumbing fittings and fixtures that minimise waste. The project will value water management wherever possible, with rainwater harvesting for landscape use and stormwater attenuation.



Waste

We will design and specify materials to minimise ‘waste’ in construction and also help reduce waste during operations.



Energy

We will deliver an ‘energy’ efficient building, and will use and advocate for computer analysis, innovation and specialist input where this is beneficial to the building now and in the future.



Materials

We will advocate for ‘materials’ that are locally sourced and sustainably responsible. We will elevate the importance of selecting the right materials that reflect the importance of the internal environment, on the wellness of all building occupants and the lowest environmental impact.



Longevity

We will deliver enduring architecture, which is timeless, durable, adaptable, and functional beyond 50 years. The hospital will be adaptable and flexible in an approach that considers the changing models of care and service demands.



Educational

We will design to celebrate and communicate sustainable aspects of projects for educational purposes. The design will include opportunity for educational display of certification, performance, and demonstrate the buildings low emissions and energy use.

3.0 Concept Design

Building on the briefing documents and project constraints the Design Team worked collaboratively with MoH, SDHB and the team’s Design Consultants to provide the Concept design outcome. Collectively we worked through a series of planning options to capture the best possible clinical and operational relationships within a chassis of efficient servicing and logistics. Set in the urban context of Dunedin city we have woven in the rich cultural narrative that was prepared by Aukaha and the local Mana Whenua.

Concept Design Phase

The Concept Design contained within this document responds to the 10 health planning strategies, 10 architectural strategies and 10 interior strategies set out in section 0.0 Introduction, which in turn are informed by discussion with Aukaha as cultural advisors on behalf on Mana Whenua. In the search for a planning and design solution which reflects best practice principles a wider range of options was investigated and evaluated. The concept within this report optimises briefed outcomes while also complying with the 89,000 square metre GFA area allowance stated within the revised brief.

The Concept Design is planned to provide the required clinical adjacencies and logical vertical operational ‘stacking’ in order to minimise circulation paths and optimise efficiency. The overall building arrangements are also designed to provide a high level of amenity to all interior spaces with priority given to patient and visitor outlook and access to natural light. As far as possible the overall bulk of buildings is broken down and set back from critical Street edges to create an approachable building scale with high quality public realm, particularly to the western edge which interfaces with the Dunedin CBD.

Underlying the design concept is a rigorous operational ‘chassis’ that provides for efficient loading and logistics, clear public and secure linear internal circulation spines (‘hospital Streets’), clear vertical circulation routes, optimally located services zones and well-oriented public and staff amenity areas. This ‘chassis’, derived through the testing of multiple options, has been informed by both local context and international benchmarking.

The interior and exterior architectural design is informed by consultation with Aukaha and by an investigation in to the contemporary cultural identity of Dunedin and of and physical geography of the region. The selection of materials, patterns and textures combine to create a strong sense of purpose and place so that all users feel that the finished project will feel that it is part of the fabric of the city and of daily life.



3.0 Concept

3.2.2 Block + Stack 5.6

The selected option creates a balance between clinical arrangements, critical servicing requirements, urban design priorities and quality of overall user experience.

The preferred site organisation optimises relationships between loading/servicing and logistical requirements, minimises sun-shading of critical urban spaces, provides legible and secure drop off opportunities and provides for meaningful long term connections with Otago University to the north. This organisation also creates a dynamic and generous urban interface to the Cumberland Street edge to the west. This pedestrian-oriented space provides a new public realm at a scale appropriate to the scale of the NDH project.

Given the scale of the project, it is essential that the building is legible, approachable and simple to ‘navigate’. Having the main entrances arranged along the Cumberland Street edge provides the opportunity for internal and external ‘Streets’ that are visually connected, providing a highly legible circulation spine. The block and stack of the project has been driven by coherent clinal planning to provide efficient adjacencies that support the models of care prescribed for the project.

Block + Stack 5.6 also allows for logical staging as well as seismic importance levels to be defined for the Inpatients and Outpatients buildings.

The preferred Block + Stack 5.6 also protects the amenity for patients, staff and visitors providing natural light and outlook for most components of the brief.

↑ Aerial view of Block + Stack 5.6 looking South East. Showing the West-facing landscape edge of Cumberland Street.





Supplementary Images

NOT extracts from the Concept Design Report

↑ Street view looking South east. Showing the West Castle Street-facing landscape edge of the Ancillary Building.



↓ Aerial view looking North. Showing the East-facing landscape edge of Castle Street.

INDICATIVE ONLY