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# TAURANGA CIVIC MASTERPLAN (REFRESHED 2021) PRESENTATION

1 December 2021

WILLIS  
BOND





# CIVIC PRECINCT





# CITY CENTRE STRATEGY PRECINCT AREAS

The civic precinct is located in the heart of the Tauranga CBD, in the centre of a number of other significant precincts.

- |    |                                     |
|----|-------------------------------------|
| 1  | Cultural and Historic Precinct      |
| 2  | Justice Precinct                    |
| 3  | Waterfront / Dive Crescent Precinct |
| 4  | Sports and Events Precinct          |
| 5  | Civic and Hospitality Precinct      |
| 6  | Retail and Commercial Precinct      |
| 7  | Education Precinct                  |
| 8  | Mixed Use Precinct                  |
| 9  | Housing Intensification Area        |
| 10 | Proposed Memorial Pathway           |
| 11 | Cameron Road Multi Modal Corridor   |
| 12 | Memorial Park - Destination Park    |



# PRECINCT BRIEF

Potential to have facilities across various buildings allows a campus precinct.

Original masterplan adopted by Council February 2018.

Masterplan refresh reflects evolution of Council's strategy from 2018 to 2021.

A greater recognition of cultural history and significance of the site to mana whenua.

**Core requirements for the Masterplan Refresh:**

- Enhanced open spaces;
- Library / learning / community facilities;
- Museum / cultural facility;
- Exhibition and events facility
- Cultural and civic meeting facility;
- Visitor information and citizens' advice facility;
- Inclusion of waterfront area and Masonic Park;
- Performance venue;
- Conference venue; and
- Hotel.

**No longer required from original masterplan:**

- Civic administration building





# CULTURAL RECONCILIATION AND RECOGNITION

TCC recognise Tauranga is a city of high cultural and regional significance to mana whenua, yet the centre of the city does not currently reflect this.

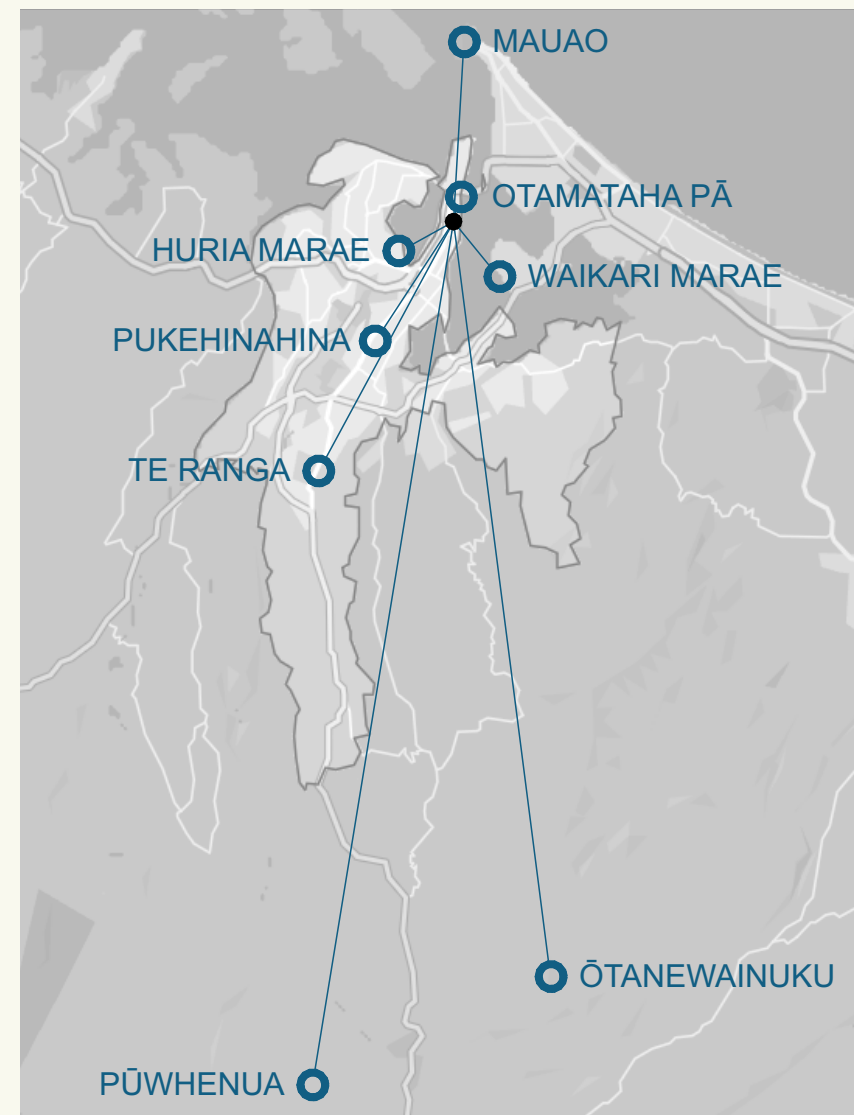
TCC aspires to celebrate the cultural significance of the site as a place of social gathering, learning, education and a connection to the harbour.

Mana whenua engagement has been critical, with mana whenua 'holding the pen' throughout the design process.



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## WAYFINDING – SIGNIFICANT LOCATIONS IN THE BAY OF PLENTY REGION



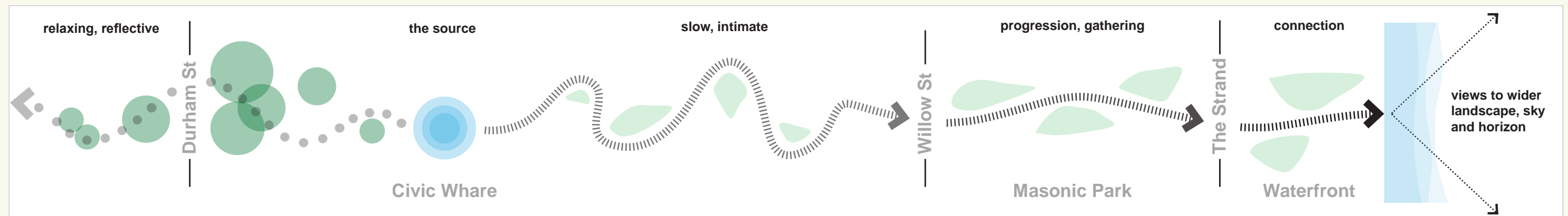
## TAURANGA MOANA DESIGN PRINCIPLES

1. Mana Rangatiratanga/ Ahikāroa: Authority
2. Whakapapa: Names & Naming
3. Taiao: The Natural Environment
4. Mauri Tū: Environmental Health
5. Tohu: The Wider Cultural Landscape
6. Mahi Toi: Creative Expression
7. Ahi Kā: The Living Presence

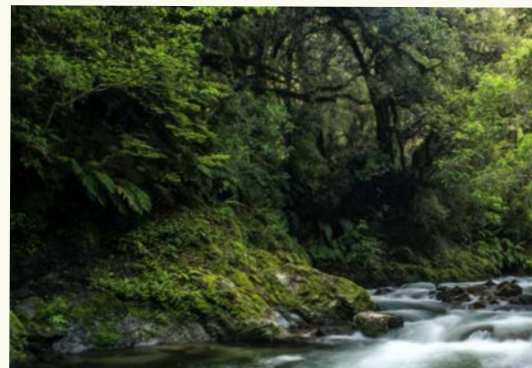


# CONCEPTUAL APPROACH

- Water movement from spring to sea has been drawn on as a key concept.
- The rational grid of the city and its buildings is shaped by movement of metaphorical water flowing down the site.
- Concepts of water and activity expressed throughout project.
- Approach informs arrangement, uses, locations, forms and materiality of buildings and landscape design.



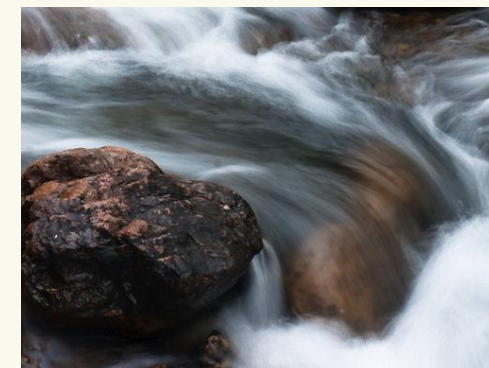
NGĀHERE (FOREST)



PUNA (SPRING)



WAI (WATER)



LANDING

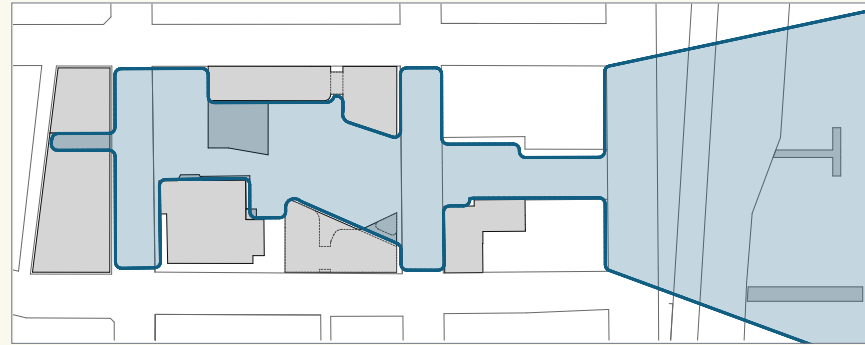


MOANA (SEA)



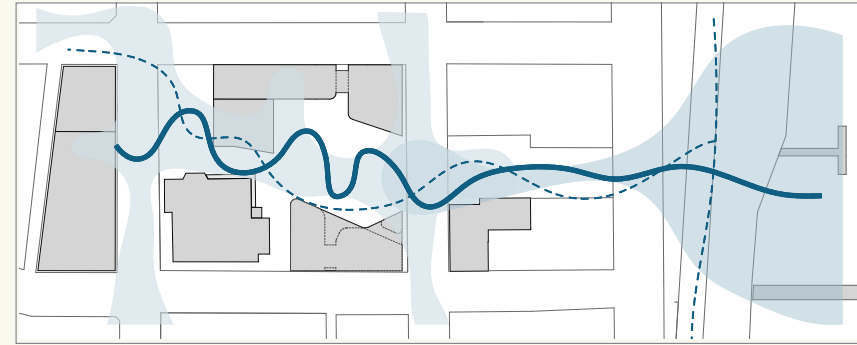


# DESIGN PRINCIPLES



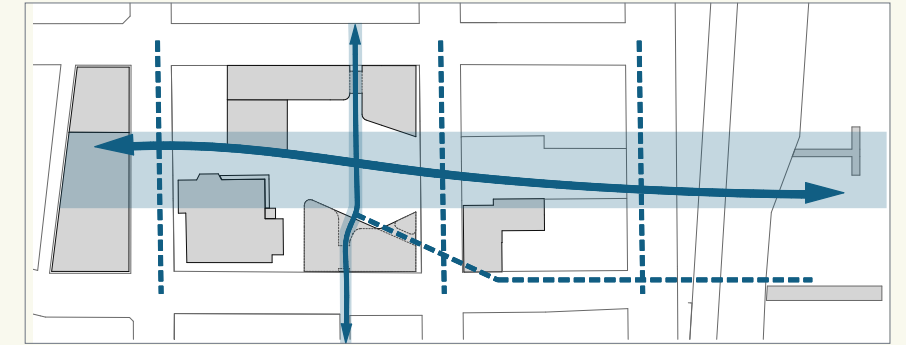
## PUBLIC REALM PRIORITY

Celebrate and create potential for a wide range of public spaces. Position building massing to site edges to enclose and define the public realm.



## LANDSCAPE DRIVEN

Landscape as a fundamental driver to shape and support activity across the precinct.



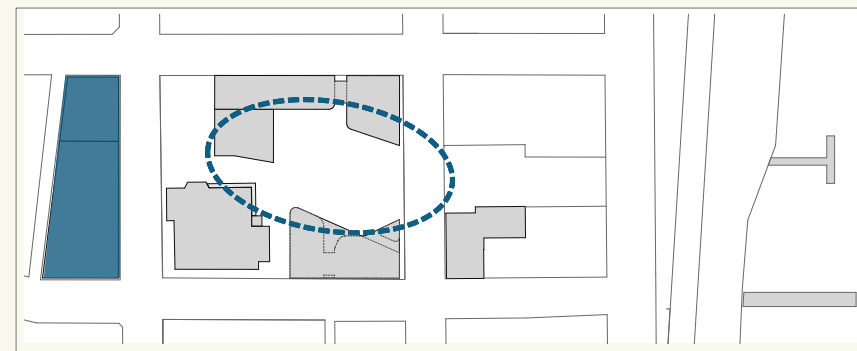
## DUAL AXIS CONNECTIONS

Strengthen key connections to the moana as well as wider city precincts.



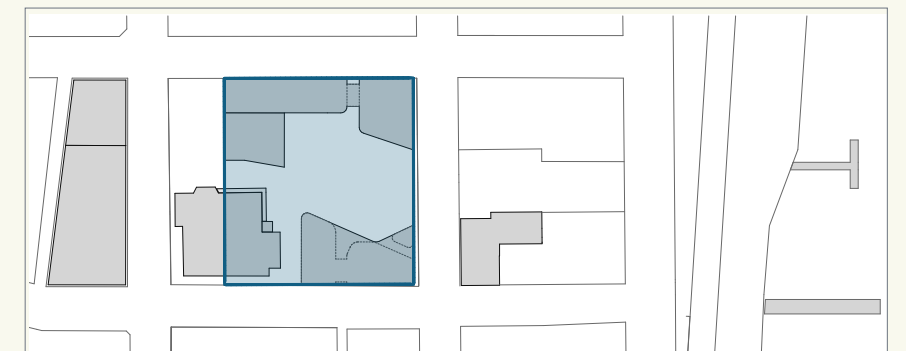
## CIVIC HEART

A unique civic destination for the stories and decision-making of Tauranga and its people.



## UNLOCKING THE SITE

Utilise smart building massing, stageability and co-location to maximise efficiency and increase open space opportunities across the precinct.



## CRITICAL MASS

Stage and encourage activity and uses together to support a vibrant future centre.



# REFRESHED MASTERPLAN





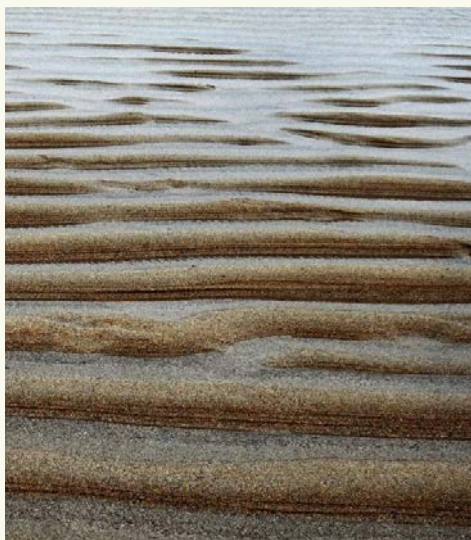
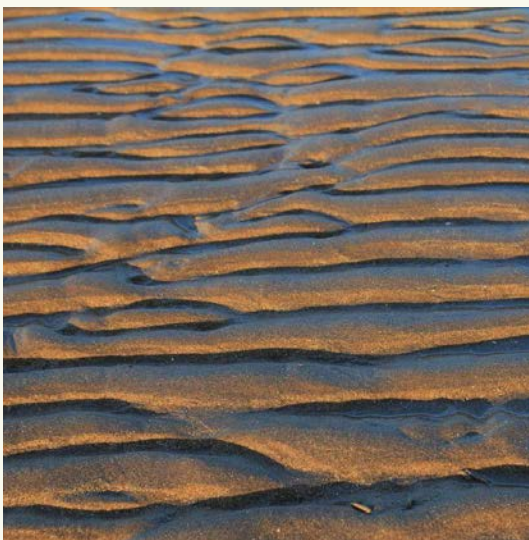
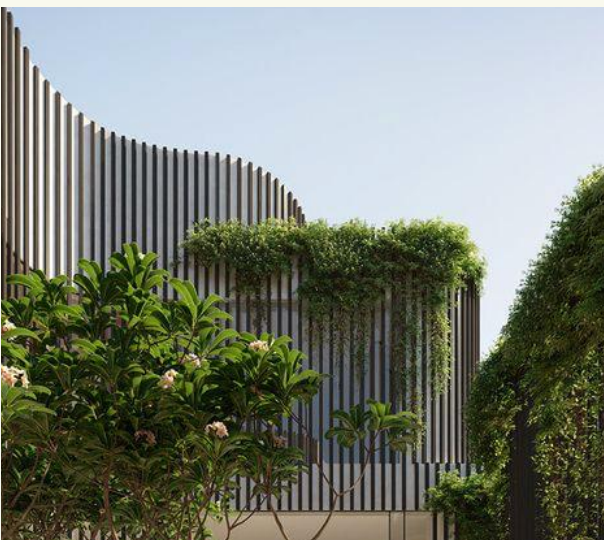
# MATERIALITY

The outward edges of the building would be solid to hold the street edges.

The inner building edges are soft and curved, as if worn and shaped by the water.

The buildings have been designed as a cluster of unified buildings with similar exterior facade treatments.

The character and personality of the buildings is derived from the idea of water shaping and carving out public activity space.



Images of precedent building and materials. Indicative only.



# LIBRARY

**c.5,700m<sup>2</sup>**  
GROSS FLOOR AREA

Largest building on Southern edge of site to prevent shading.

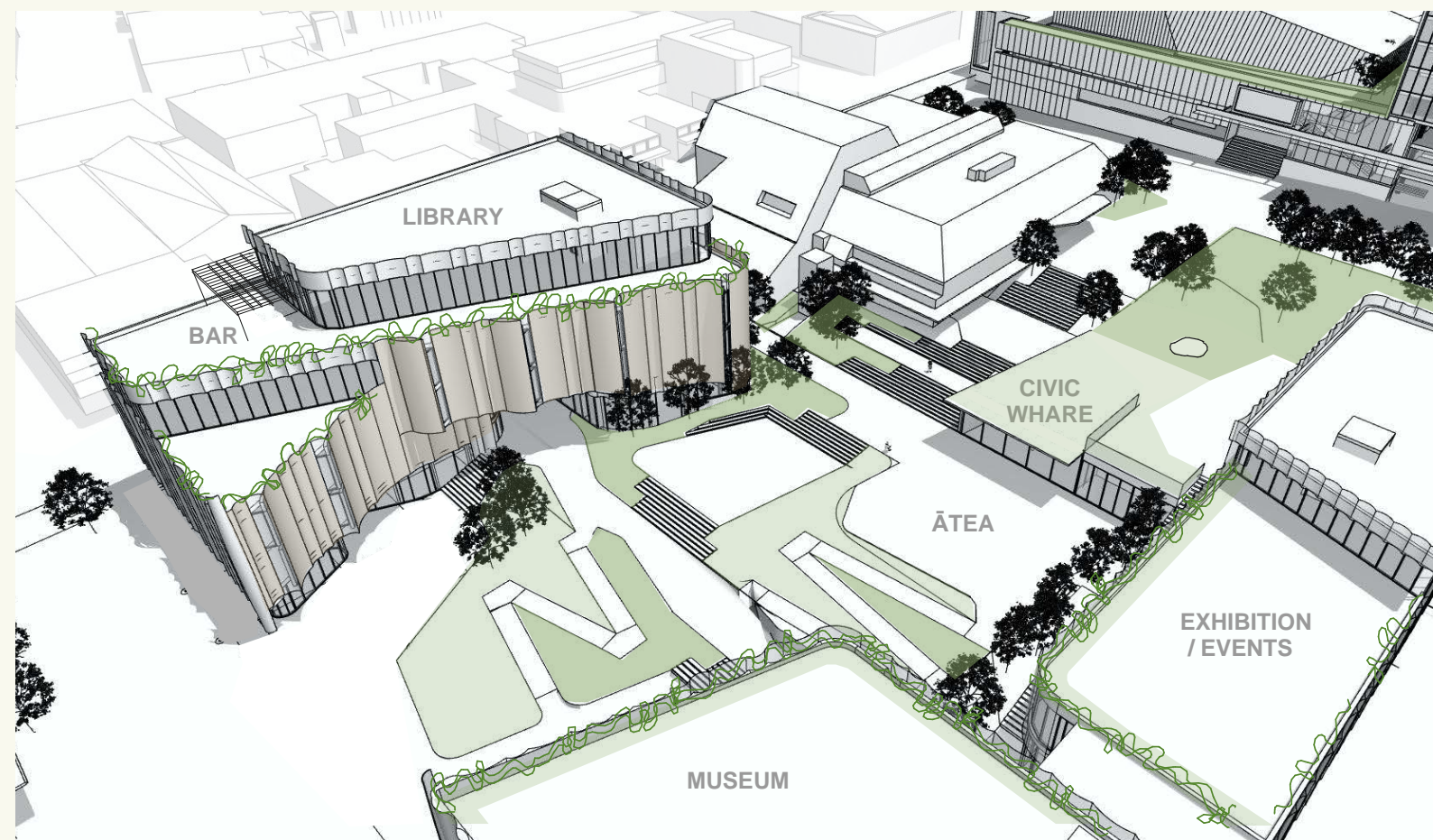
Multi use library, community learning, gathering and meeting space.

Library façade enclosed to minimise solar gain with openings to east and west for sun and views.

Roof terraces allow community spaces and potential rooftop bar.

Retail space and café on ground floor.

DIAGRAM - AERIAL VIEW TOWARDS LIBRARY WITH PLAZA IN FOREGROUND AND PAC AND HOTEL TO REAR



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# MUSEUM, EXHIBITION / EVENTS SPACE

**c.5,300m<sup>2</sup>**  
GROSS FLOOR AREA

Museum connecting  
to multi purpose  
Exhibition / Events  
space.

Green edged  
to building roof  
perimeters.

Southern  
facades with  
extensive  
glazing.

Exhibition spaces  
open to reflective  
sculpture garden  
area.

Aligned staircase  
between exterior  
and interior of  
exhibition space.

DIAGRAM - AERIAL VIEW TOWARDS MUSEUM AND EXHIBITION BUILDINGS WITH CIVIC WHARE AND PLAZA IN FOREGROUND



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# CIVIC WHARE

c.1,100m<sup>2</sup>  
GROSS FLOOR AREA

Located at the heart of the precinct, the Civic Whare and adjacent landscape allow for a variety of formal and informal gatherings.

Nestled into the contour of the site with a green roof and views to the moana.

Atea-a-tū for debating and hui. This space will be also configured to function as a civic debating chamber.

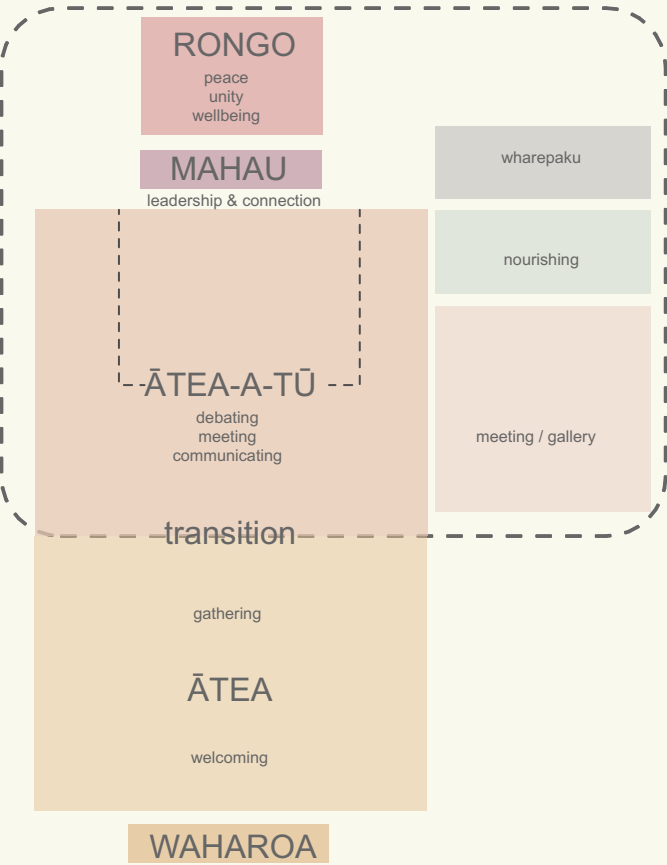
Supporting facilities shared with the Exhibition / Events footprint.

6 Green Star building proposed with timber construction.



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DIAGRAM - CIVIC WHARE SPATIAL ARRANGEMENT





# PROCESSION

Precinct will be the location for hosting a range of gatherings.

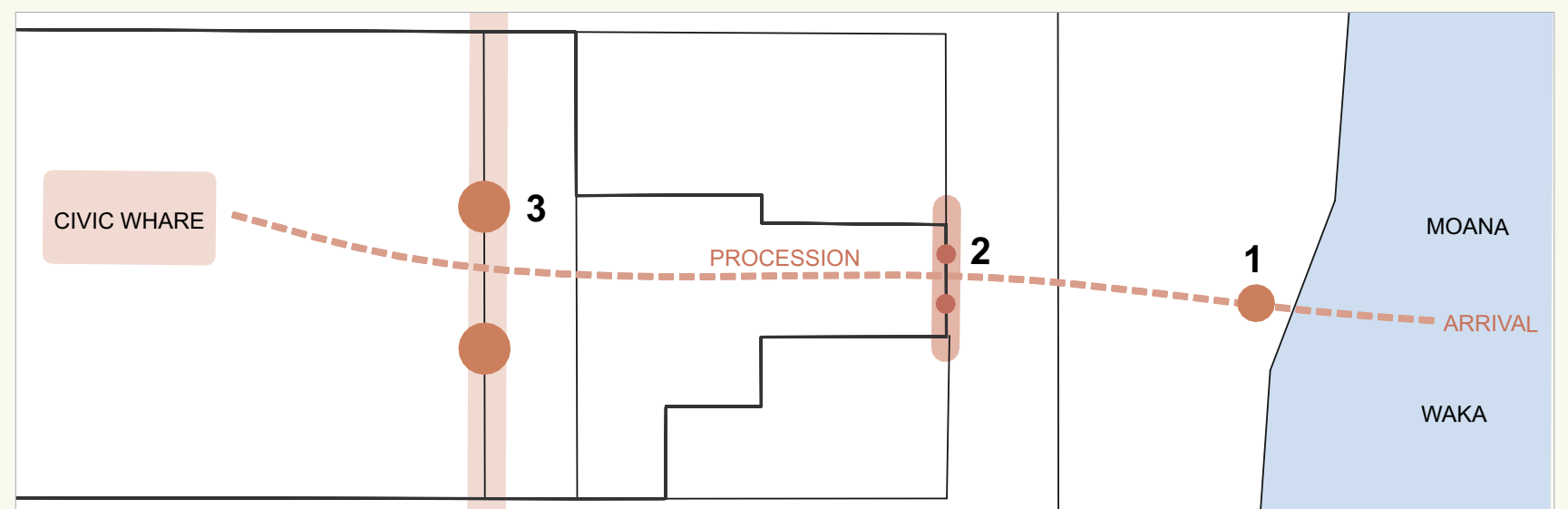
Landscape and building locations designed to support assembly and procession from the moana to the Civic Whare, or from a number of beginning points between.

Co-design process will be undertaken with local iwi and artists, with lighting able to be utilised to form a striking visual statement.



## DIAGRAM - PROCESSION FROM MOANA TO CIVIC WHARE

1. Sculptural Waharoa or pouwhenua at the water's edge.
2. Traditional Waharoa at the entrance to Masonic Park.
3. Contemporary Waharoa thresholds at the edges of the Library and Museum buildings.





# LANDSCAPING

Landscape creates a series of cascading terraces and functional spaces.

Site is structured as a series of amphitheatres, allowing activation through stages and events.

Terraces utilise a mixture of paved and soft finishes, with generous green spaces.

A view corridor is established between the tidal step at the waters edge and the Civic Whare.

Reflective sculptural garden located at the Durham Street end of the site, with more active play space towards Masonic Park and the waterfront.



*Precedent imagery, indicative only.*



# PERFORMING ARTS AND CONFERENCE CENTRE

c.6,100m<sup>2</sup>  
GROSS FLOOR AREA

Performing Arts Centre for approximately 1,250 pax seated.

Conference Centre for approx. 1,500 pax standing.

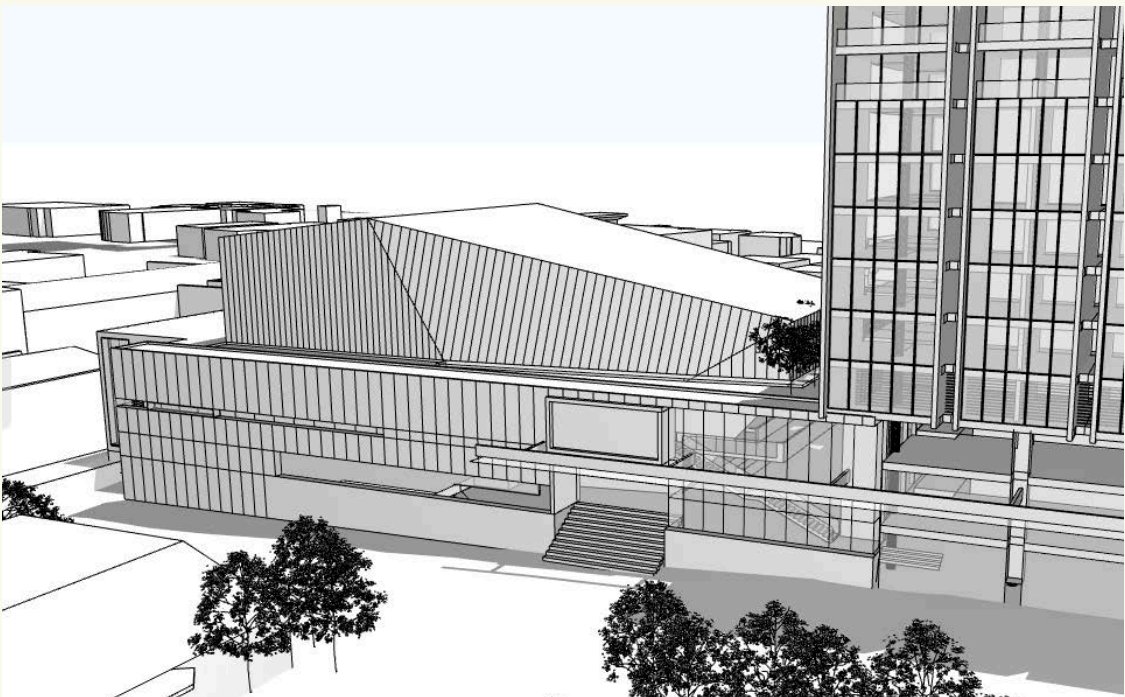
Sandwich design with shared back of house facilities.

Will support existing Baycourt Theatre, allowing Tauranga to hold large scale performances and conferences.

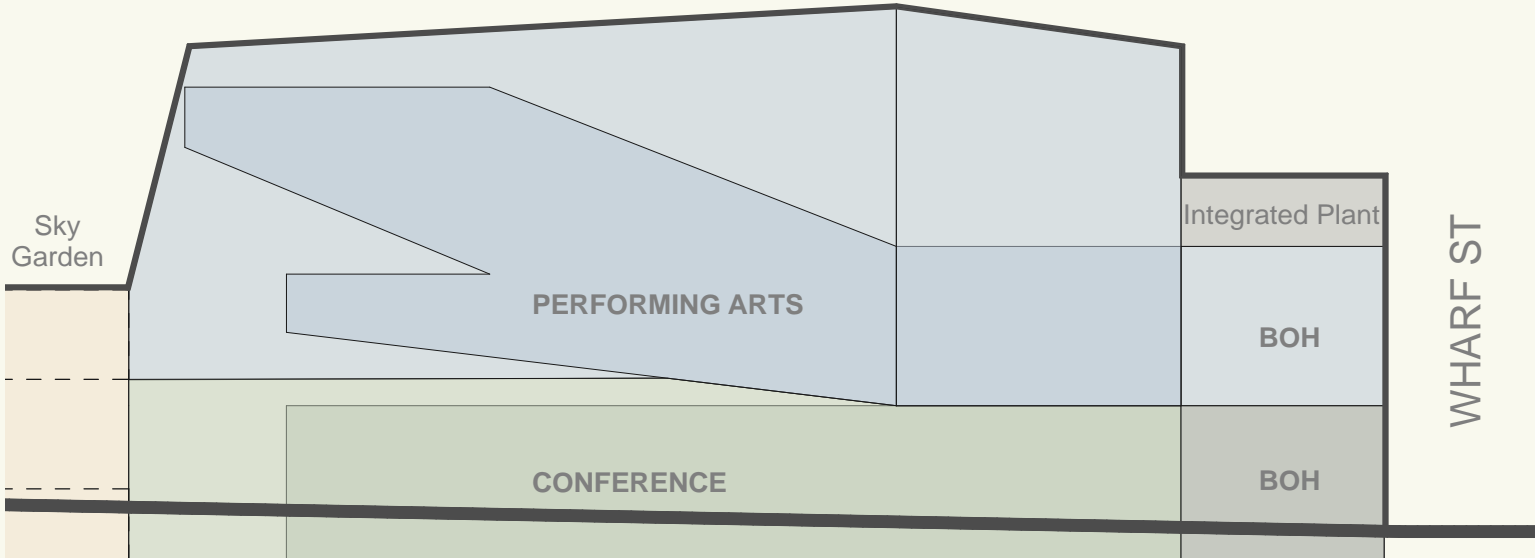
Shared lobby and food and beverage facility with the adjacent Hotel.

The Performing Arts and Conference Centre will provide economic benefits to the Tauranga economy through increased visitor numbers and spending in the region.

DIAGRAM – AERIAL VIEW AND INDICATIVE SECTION OF PERFORMING ARTS AND CONFERENCE CENTRE



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# HOTEL

c.11,600m<sup>2</sup>  
GROSS FLOOR AREA

Hotel to support Performing Arts and Convention Centre and support the growth of the Tauranga region.

Approximately 120 room hotel presented, with two floors of apartments on the upper floors

Meeting spaces provided for small events and breakout for large conferences.

Restaurant and Bar with a roof terrace area.



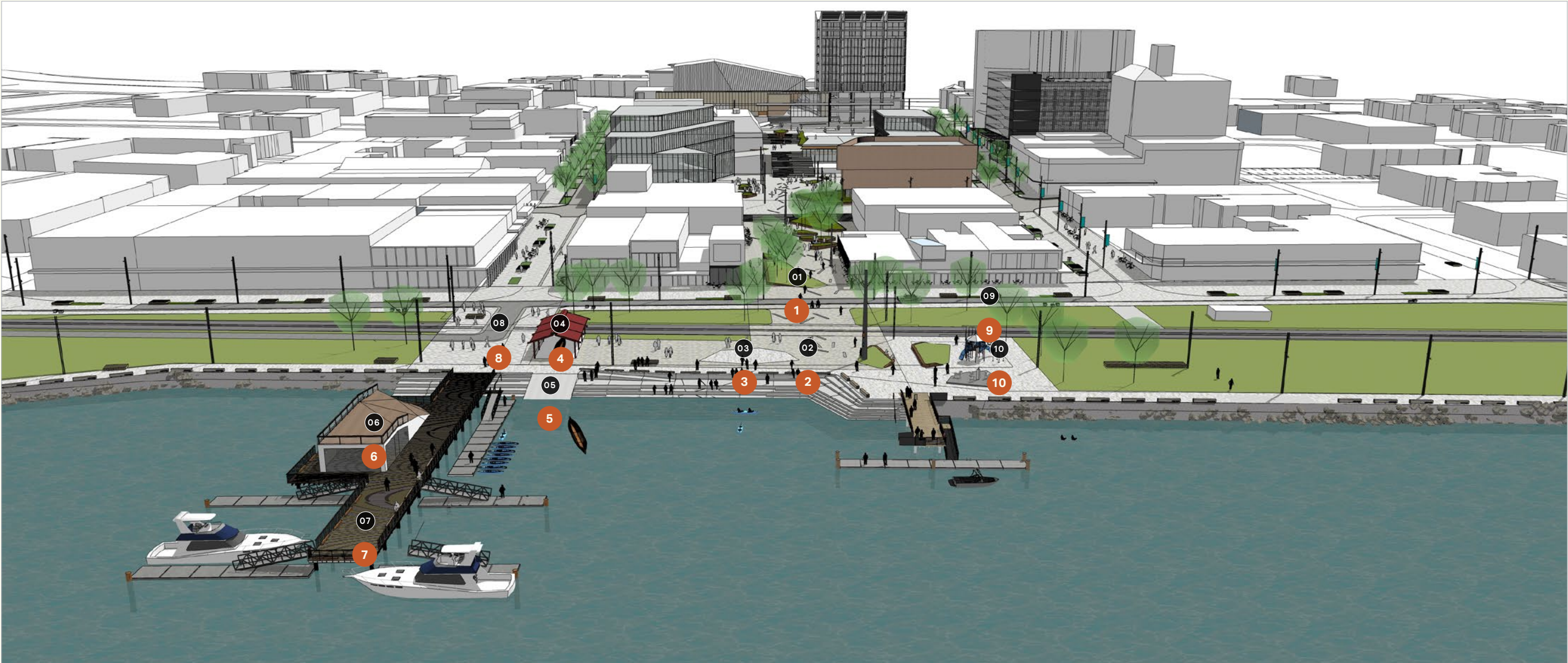
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DIAGRAM - INDICATIVE SECTION OF HOTEL

HAMILTON ST	10 Apartment	Integrated Plant	
	9 Apartment		
	8	20	120 rooms
	7	20	
	6	20	
	5	20	
	4	20	
	3 Hotel	20	
	2 Restaurant & Bar		Sky Garden
	1 Meeting		
	G Entry, Lobby, Reception		
	-1 BOH	Meeting	



# WATERFRONT AREA



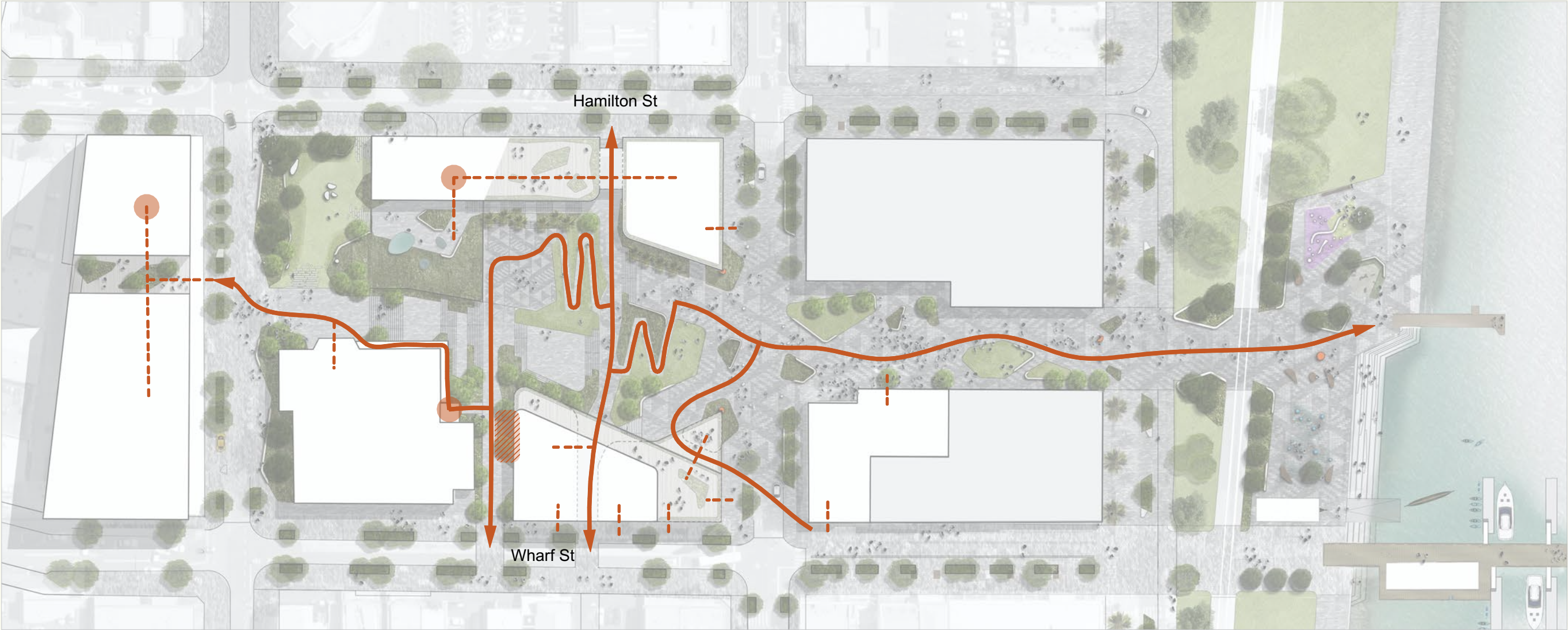
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## LAYOUT KEY

1	Masonic Park	5	Ramp	9	Upgraded The Strand
2	Masonic Park Extension	6	New Wharf Building	10	New Play Space (Relocated)
3	New Waterfront Plaza	7	New Wharf		
4	Whare Waka	8	Wharf Street Extension		



# ACCESSIBILITY



-   
1. External Accessible Site Route
-   
2. Level Access to Key Locations & Entries
-   
3. Lift and Ambulant Access throughout the Precinct
-   
4. Accessible Parking



# ACTIVATION

Activation strategy will be at the forefront of the development to ensure precinct is a destination for the wider Tauranga region.

Natural amphitheatre for outdoor events. Stages can be located throughout the precinct depending on the size of gatherings.

Landscaping is an attracter, with spaces from the reflective sculpture garden, to the active Waterfront play space.

Artwork and feature lighting will be located throughout the site.

Food and beverage locations proposed to encourage activity throughout the day.

DIAGRAM - FOOD & BEVERAGE LOCATIONS

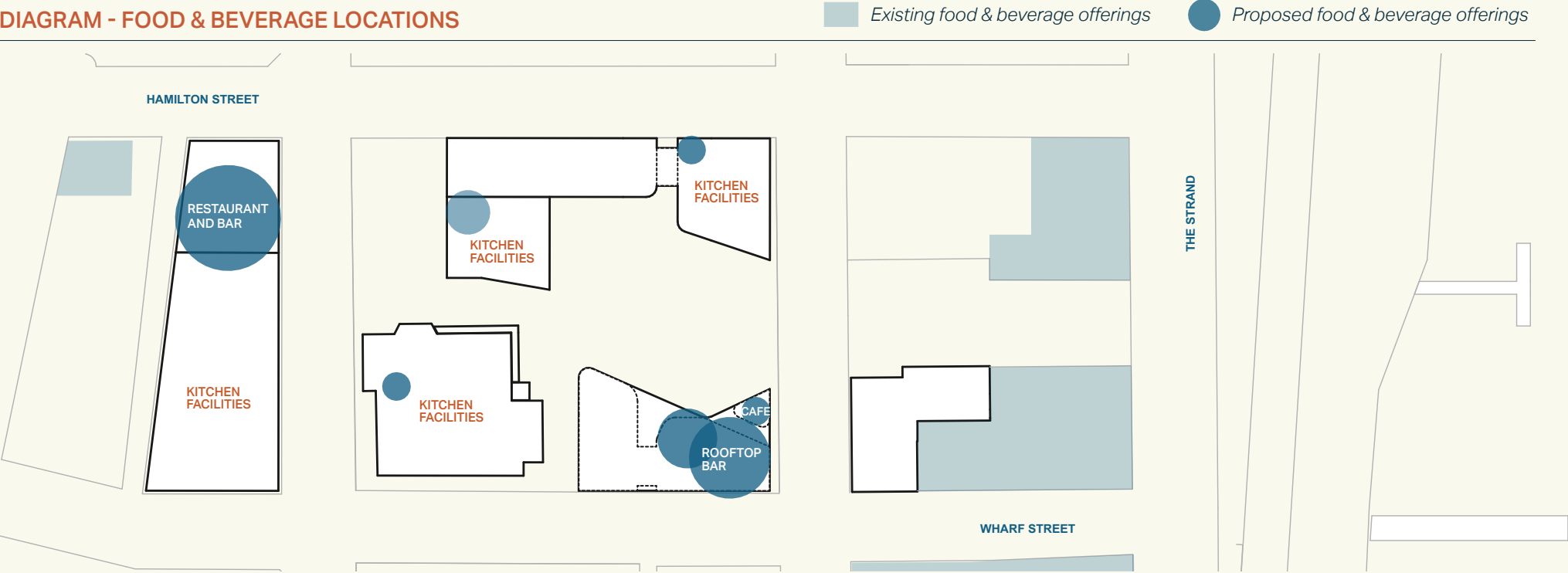
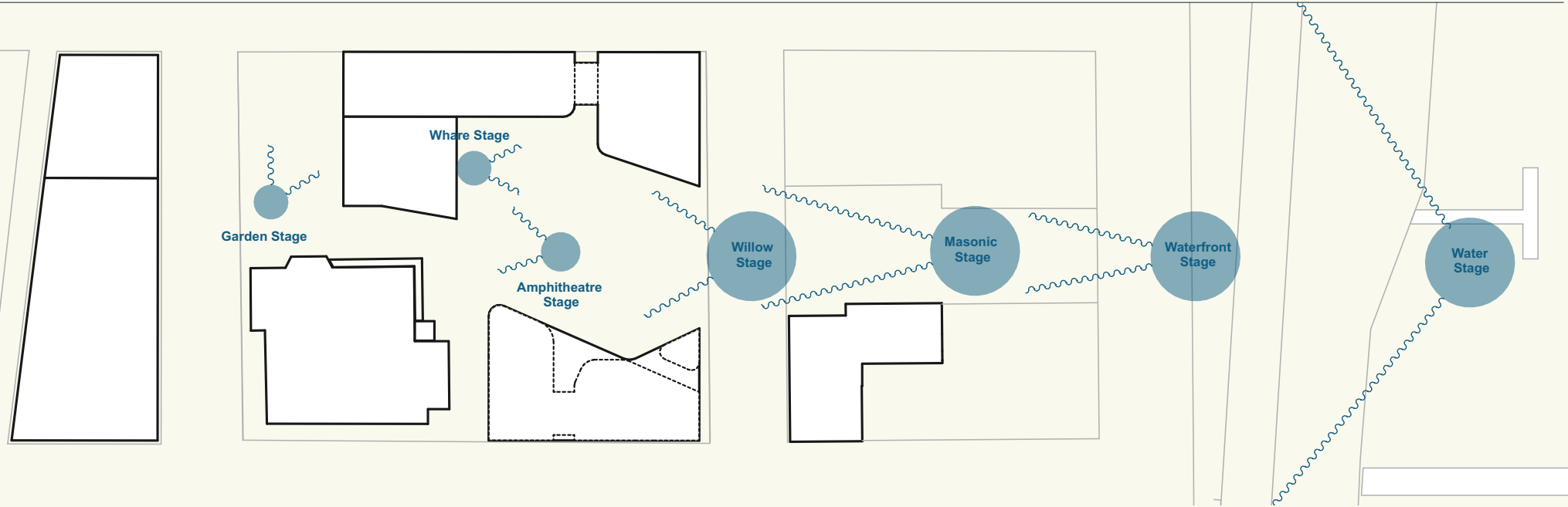


DIAGRAM - OPTIONS FOR STAGE/EVENTS





# INDICATIVE PROGRAMME

Tauranga City Council has two staging choices;

SINGLE-STAGE PHASED  
DEVELOPMENT BETWEEN

2022 and 2028

MULTI-STAGED SEQUENTIAL  
DEVELOPMENT BETWEEN

2022 and 2036

Single stage development recommended, with construction of each building overlapping.

This option provides economic and social benefits, with facilities and public spaces to revitalise the CBD provided within a shorter time period.

Final completion indicatively shown as 2028.



DIAGRAM - DEVELOPMENT STAGING:

1	Library	mid 2022 – mid 2025
2	Civic Whare	mid 2023 - mid 2025
3	Exhibition / Events Space	mid 2024 - mid 2027
4	Museum	mid 2025 - mid 2028
5	Hotel, Performing Arts and Convention Centre	mid 2023 – late 2028
6	Masonic Park	mid 2024 – early 2026

*indicative timing from design commencement to project completion*



# COSTING

The total project cost of the Site A and Site C (Waterfront Area) development is estimated at:

**\$270m-\$300m**

Costs are highly indicative, with significant detailed design work required to finalise the design of each building within the precinct and the landscaped areas.

The high-level nature of current designs is reflected in a modest cost escalation and contingency allowance of circa 20%.

DIAGRAM - INDICATIVE COST BREAKDOWN

