

Oceania Developed Design Report

Prepared for:
Oceania

Prepared by:
**Warren and
Mahoney**

Date
13.06.2023
Revision
1



Prepared For

Oceania

Document Control

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Document Revision Status

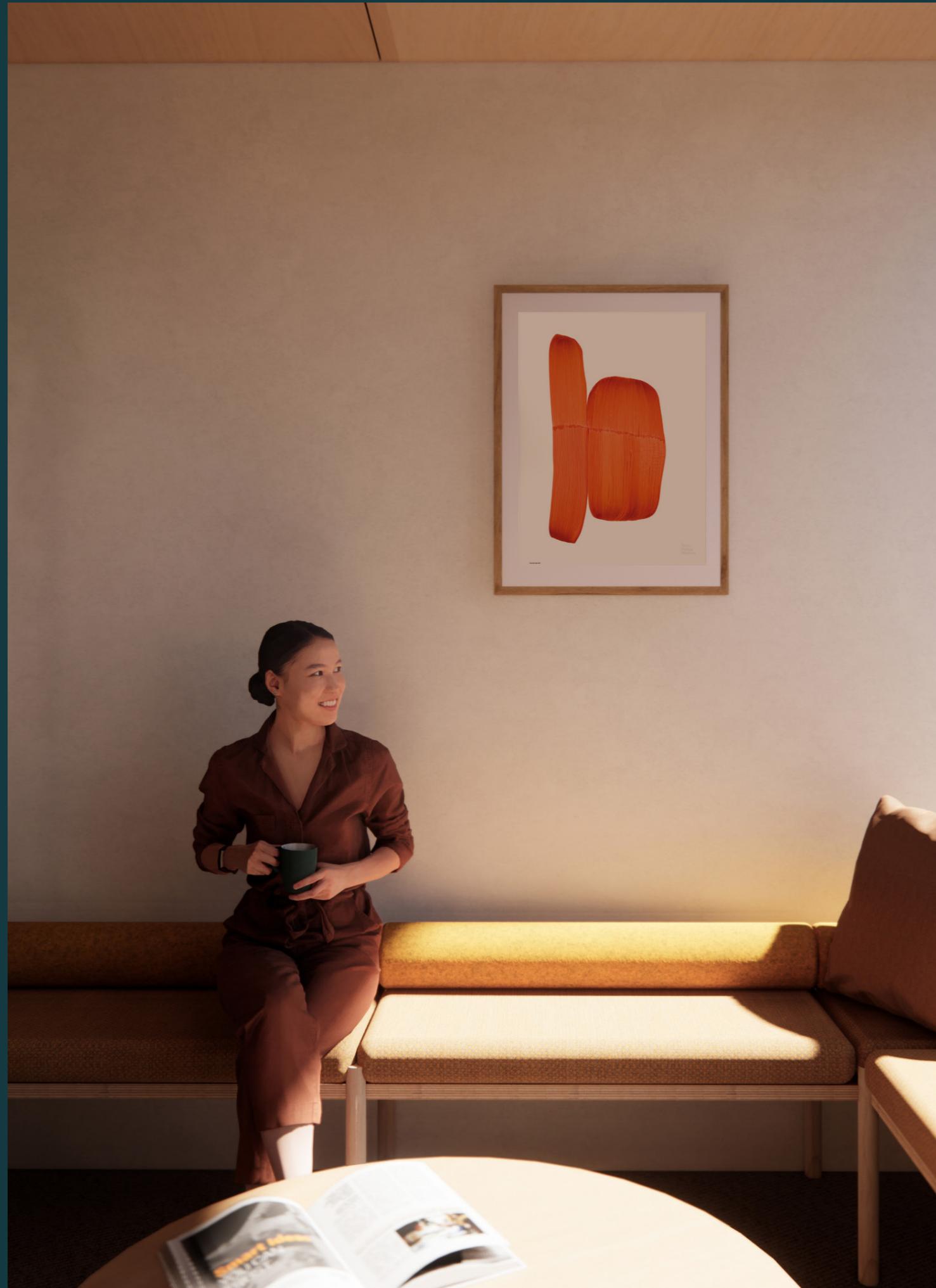
Revision 1: 13.06.2023
Developed Design Phase

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Disclaimer

While Warren and Mahoney has endeavoured to summarise the Developed Design phase in this document and appendices, the report format cannot represent the broad range and depth of information captured in the full Preliminary / Developed Design phase, 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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- 1.0 Guiding Principles

 - 2.0 Design Philosophy

 - 3.0 Key Moments

 - 4.0 The Details

 - 5.0 Appendix

1.0

Guiding Principles

Plan on a Page



The following hierarchy or cascade of values summarises what we will establish through the period of engagement with project leadership. It will be a synthesis of inputs from the relevant stakeholder groups engaged and reflect a curated interpretation of the design plan for the project.

OUR PURPOSE

Re-imaging the aged care and retirement living experience in New Zealand through sustainable growth that doesn't compromise resident experience.

PROJECT PROPOSITION

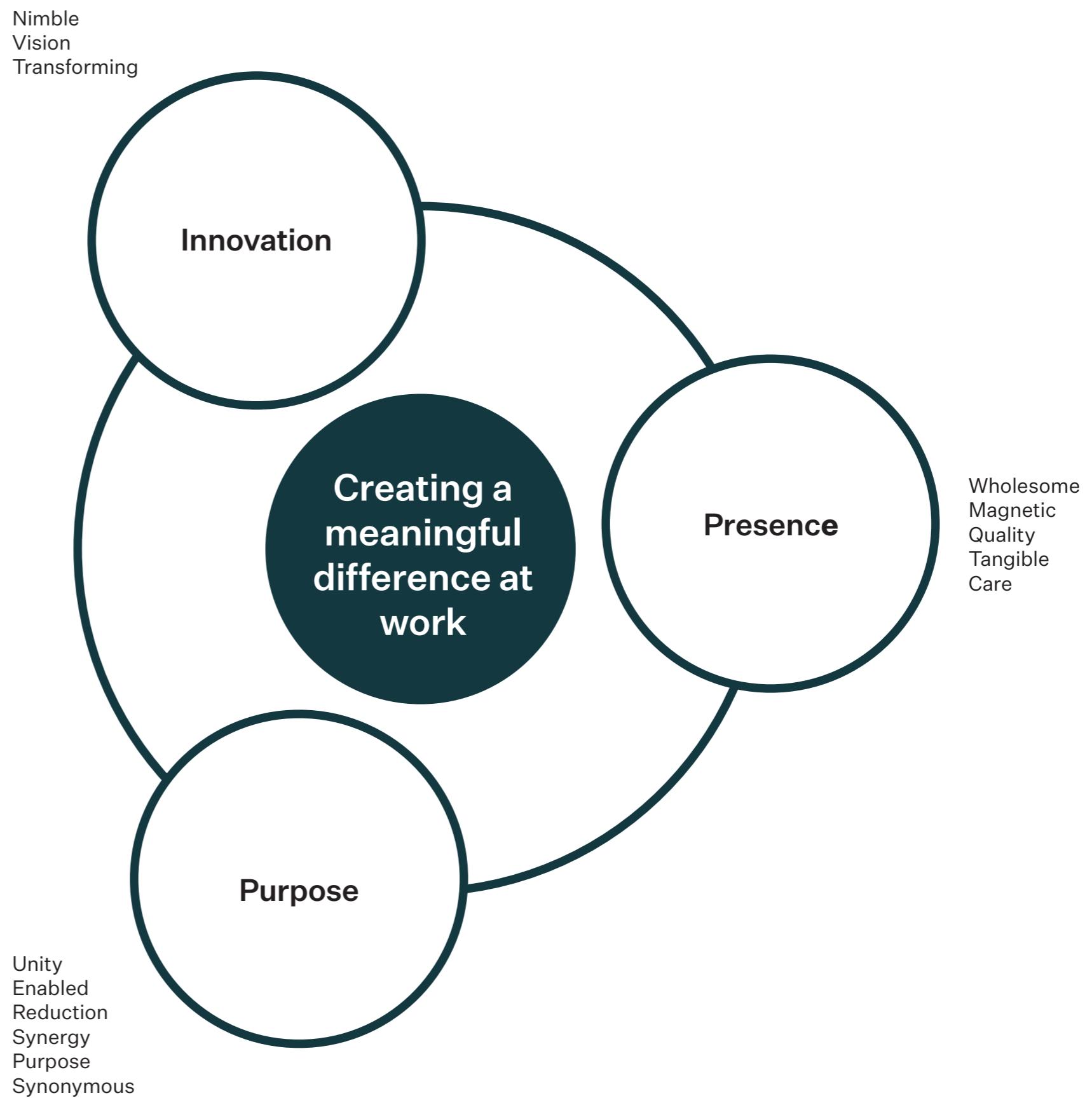
The Oceania purpose above and integral value of "Believe in Better" will serve as a framework to the workplace project, to support Oceania's people in creating a worthwhile and meaningful difference at work.

GUIDING PRINCIPLES

	1. Connection to Purpose Supporting social good in NZ, strengthening the connection to the wider business and resident experience.	2. Embracing "Work-Mode" Embracing the energy of place and variety of space that enables people to collaborate and excel.	3. A Home Away From Home Promote a people centered culture welcoming, supporting and encouraging all staff.	4. Integral to Everything The Oceania workplace will promote and support wellbeing of the environment and its people.	5. Superior Care Creating an environment for all that inspires and leads the way through quality and excellence.					
WORKPLACE OBJECTIVES	1.1 Immediately Oceania	1.2 Growing Innovation	2.1 Curating space for creative collisions	2.2 Providing the quiet you need	3.1 Warm, welcoming and familiar	3.2 Provides features to drive performance	4.1 Support tangible environmental sustainability	4.2 Care and wellbeing you can feel	5.1 Humble professionalism	5.2 Better is Best and efficiency key
DESIGN STRATEGIES	1.1.1 Naming conventions of spaces and rooms to reference Oceania's identity and purpose 1.1.2 Use textures and materiality that reference the villages 1.1.3 Use textures and materiality to create an experience of authenticity and honesty 1.1.4 Use Oceania stock imagery in display opportunities (Front entrance) 1.1.5 Materiality (within kitchen and welcome space) to provide experiences that are understated and homely	1.2.1 Provide a Innovation display suite 1.2.2 Provide open and accessible leadership to encourage growth 1.2.3 Provide flexible space for Town Hall events (100pax) 1.2.4 Provide space for easily changeable display that is easily visible as you move about the floorplate (Theatre space) 1.2.5 Provide storage for furniture to be swapped out with Theatre space to enable different displays	2.1.1 Provide a variety of open collaboration spaces 2.1.2 Provide a project space 2.1.3 Provide a easily accessible social hub for chance meetings 2.1.4 Provide spaces throughout the workspace for chance meetings and casual chats 2.1.5 Meeting room booking systems 2.1.6 Flexible, movable furniture in large meeting areas 2.1.7 Provide an open and fluid workspace which limits isolation of teams 2.1.8 Provide the ability for groups or individuals to work quietly within the Library/Study	2.2.1 Provide Quiet rooms for sensitive conversations 2.2.2 Provide phone booths for calls close to workspaces 2.2.3 Provide small spaces for retreat alone or small groups 2.2.4 Good acoustic separation between meeting rooms and open plan 2.2.5 Investigate options for good acoustic ceilings to minimise spread of noise in open plan areas 2.2.6 Provide an Exec space that has the ability for private conversations 2.2.7 Provide the ability for groups or individuals to work quietly within the Library/Study	3.1.1 Provide an open, approachable and welcoming working environment that embodies the companies values 3.1.2 To achieve a highly accessible working environment based on Universal Design Standard guidelines 3.1.3 A welcoming reception and waiting area assisted by a concierge rather than a traditional reception desk. 3.1.4 Site visitors to feel welcome and have space to work/meet 3.1.5 Celebrate people who work for Oceania 3.1.6 Provide a seamless welcoming experience for guests from arrival to boardroom.	3.2.1 Good technology in each meeting room 3.2.2 Wall space and boards to use for quick display or collaboration 3.2.3 Good acoustics across the workplace 3.2.4 Good even task lighting 3.2.5 Workstations with natural light and outlook 3.2.6 Develop staff and guest sign in process to help locate and manage the office space 3.2.7 Provide department specific space for specialist equipment and storage 3.2.8 Exec hub that is accessible yet can provide privacy when required	4.1.1 Pursue a 5 Green Star certification or similar accreditation 4.1.2 Advocate for locally sourced and low impact materials & suppliers, with a priority towards the environmental and social performance. 4.1.3 Visual display screens telling Oceania sustainability story. 4.1.4 Workstations with natural light and outlook 4.1.5 Develop staff and guest sign in process to help locate and manage the office space 4.1.6 Provide department specific space for specialist equipment and storage 4.1.7 Exec hub that is accessible yet can provide privacy when required	4.2.1 Incorporate biophilia where feasible in the design. 4.2.2 Provide access to natural light and views across the city. 4.2.3 Provide accessible amenity with the building. 4.2.4 Provide a wellness suite including a quiet wellness space, prayer and parenting rooms. 4.2.5 Have a "library" space for quiet connection and retreat 4.2.6 Provide choice in settings for people to work.	5.1.1 Celebrate the view with positioning of social and connection spaces 5.1.2 Materials that are not "flashy" 5.1.3 Balance quality with warm and comfortable materiality 5.1.4 Workplace design that reflects Oceania as leaders in modern thinking and working styles 5.1.5 Make use of other areas available in the building. Be part of the wider community (meeting rooms within Generator to be considered). 5.1.6 Consider where acoustic separation is not necessary to reduce cost. 5.1.7 Remove doors from booths but provide good reverberant coverage.	5.2.1 Good coffee machine! 5.2.2 Efficient use of space. Make the floorplan "work hard" 5.2.3 Minimize built environment 5.2.4 Choose moments of large spend carefully 5.2.5 Make use of other areas available in the building. Be part of the wider community (meeting rooms within Generator to be considered). 5.2.6 Consider where acoustic separation is not necessary to reduce cost. 5.2.7 Remove doors from booths but provide good reverberant coverage.

Pivot Summary

A creative design strategy serves the purpose of aligning the workplace with its business purpose and strategic goals.



2.0

Design Philosophy



The Club House

‘A space that embodies the Oceania community, welcoming all its staff to gather, socialise, meet, learn and collaborate’

The Primary Palette

“A welcoming, open and professionally humble canvas for all staff”



Wholesome

Familiar, warm and welcoming



Humble

Simple, tactile and honest made beautiful



Tangible

Biophilic connections and natural wellbeing



Care

Comfortable, authentic quality and sensibly sustainable

The Secondary Palette

“Defining key experiences that shape the space”



Magnetic

Space for creative collisions



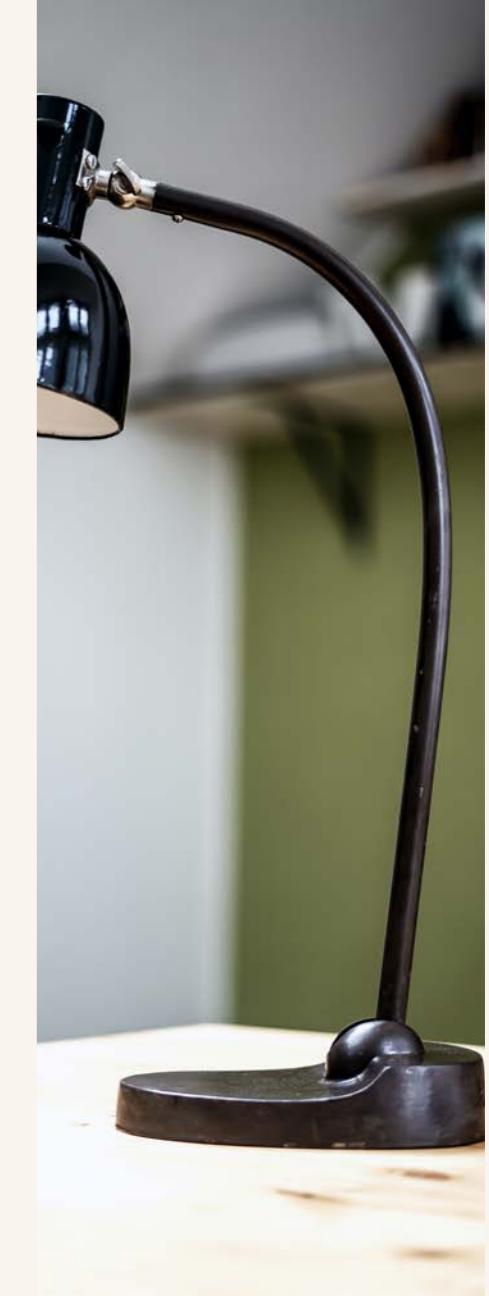
Synergy

High energy, playful and dynamic



Quality

Refinement of detail and simple done well



Focused

Functional, intimate and private

Design Experiences

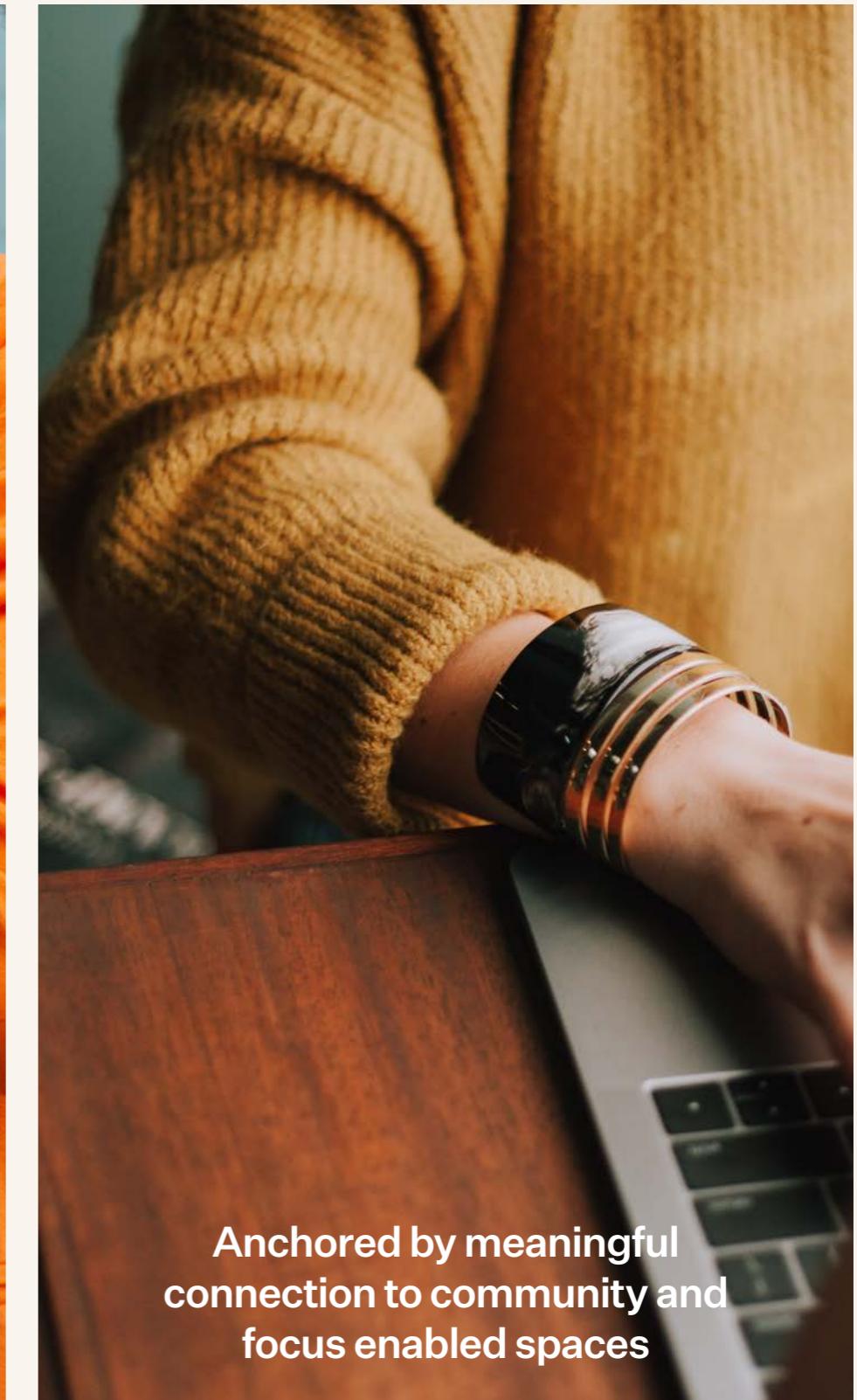
“Two fundamental ‘experiences’ that embody this narrative”

Work-Mode



Anchored by transforming professional energy, vision and collaboration

Home Away From Home



Anchored by meaningful connection to community and focus enabled spaces

Material Palette

1. Engineering Timber Floor
2. Glazed Wall Tile
3. Timber Table Top
4. Fluted Timber Joinery
5. Plywood
6. Acoustic Panel
7. Concrete Ceiling
8. Wall Paint
9. Upholstery
10. Stainless Steel
11. Planting



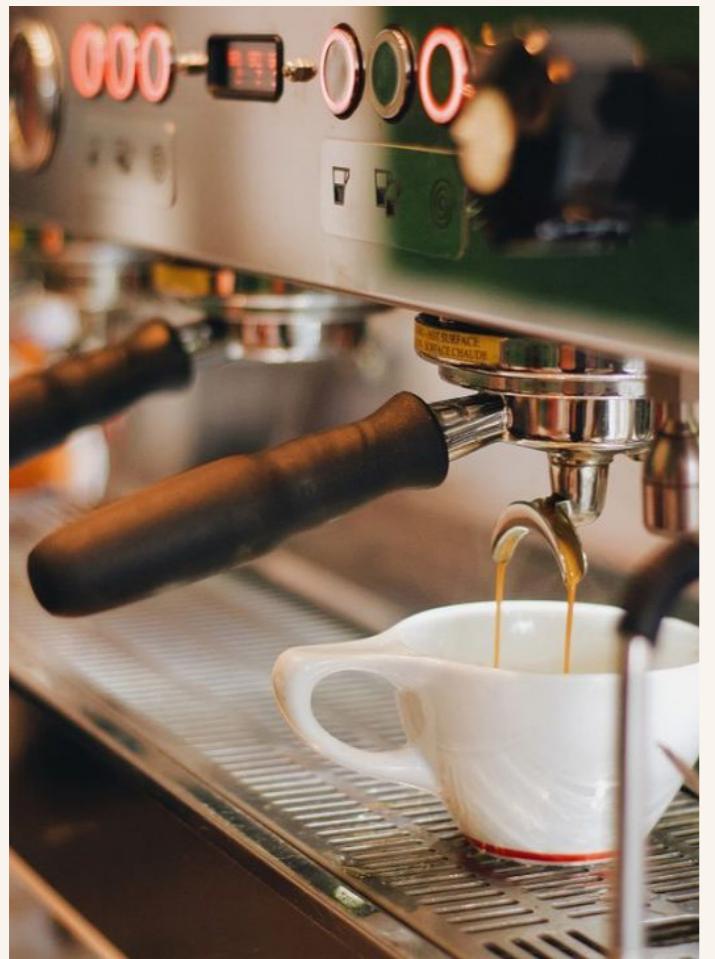
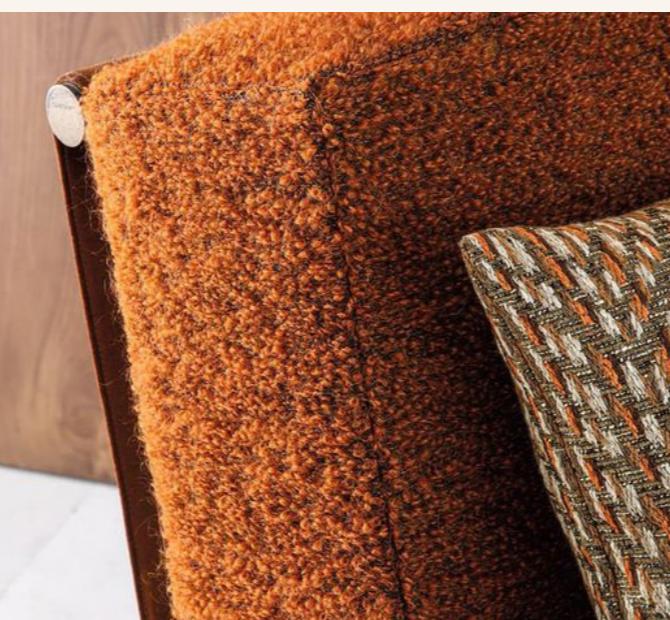
Key Moments

3 key moments that define the work environment
and manifest these experiences while embracing
the familiar...

The Kitchen

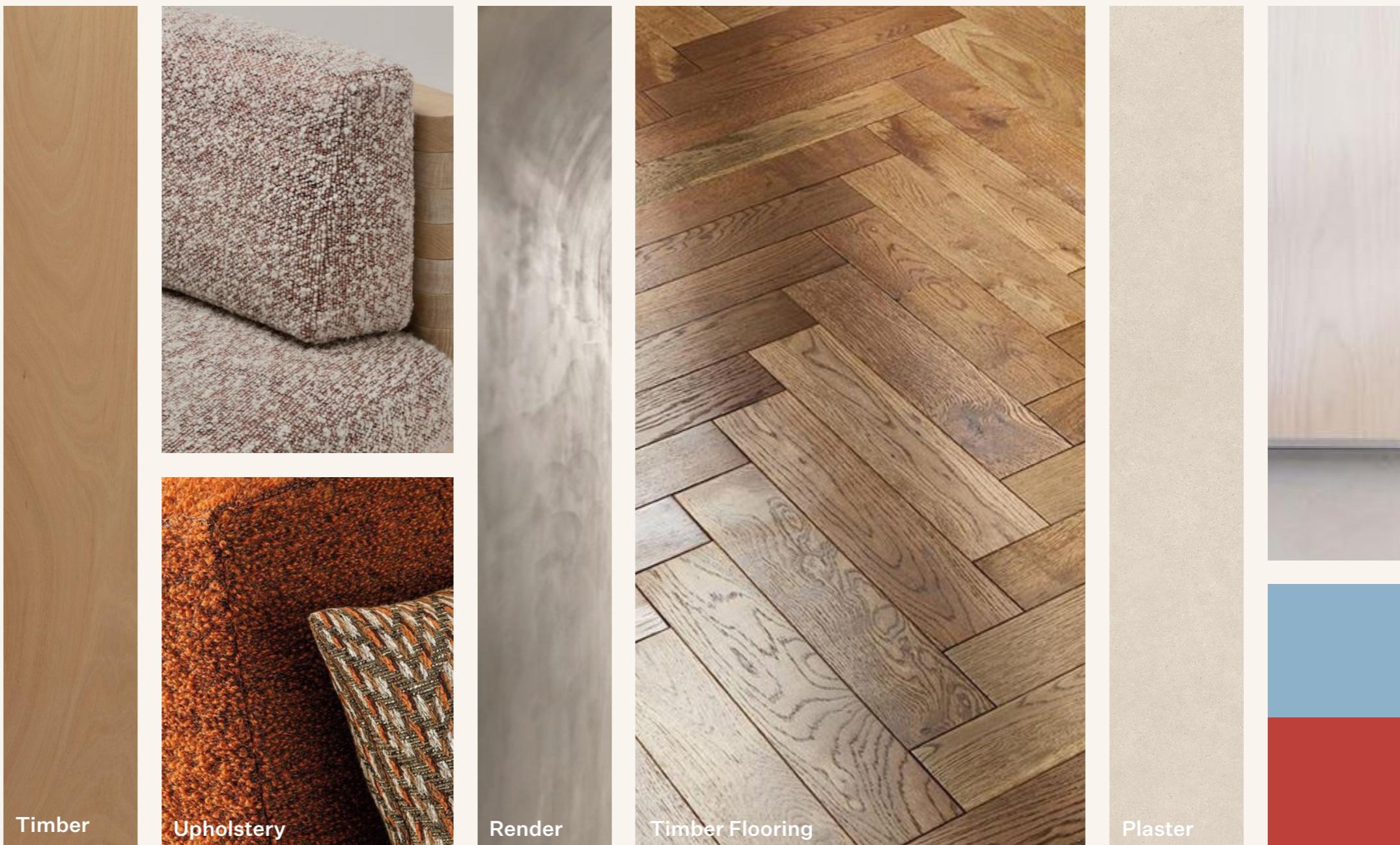


The Kitchen Mood



The Kitchen Palette

“Social heart of the office, a place to come together as a community to eat, drink, talk, laugh and enjoy each others company”



*All imagery and finishes shown are indicative only. Design & development is required to test against budget and availability.

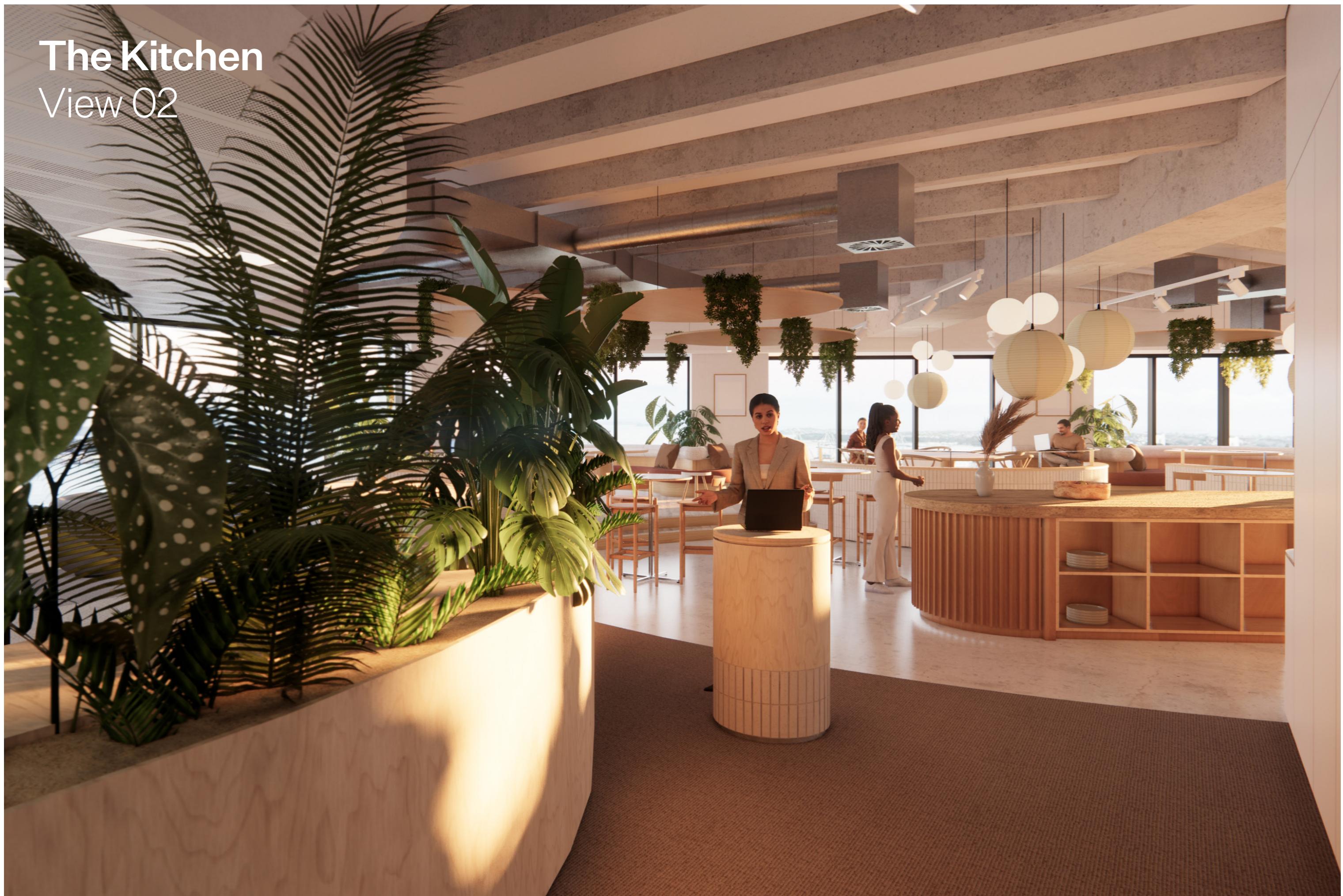
The Kitchen

View 01



The Kitchen

View 02



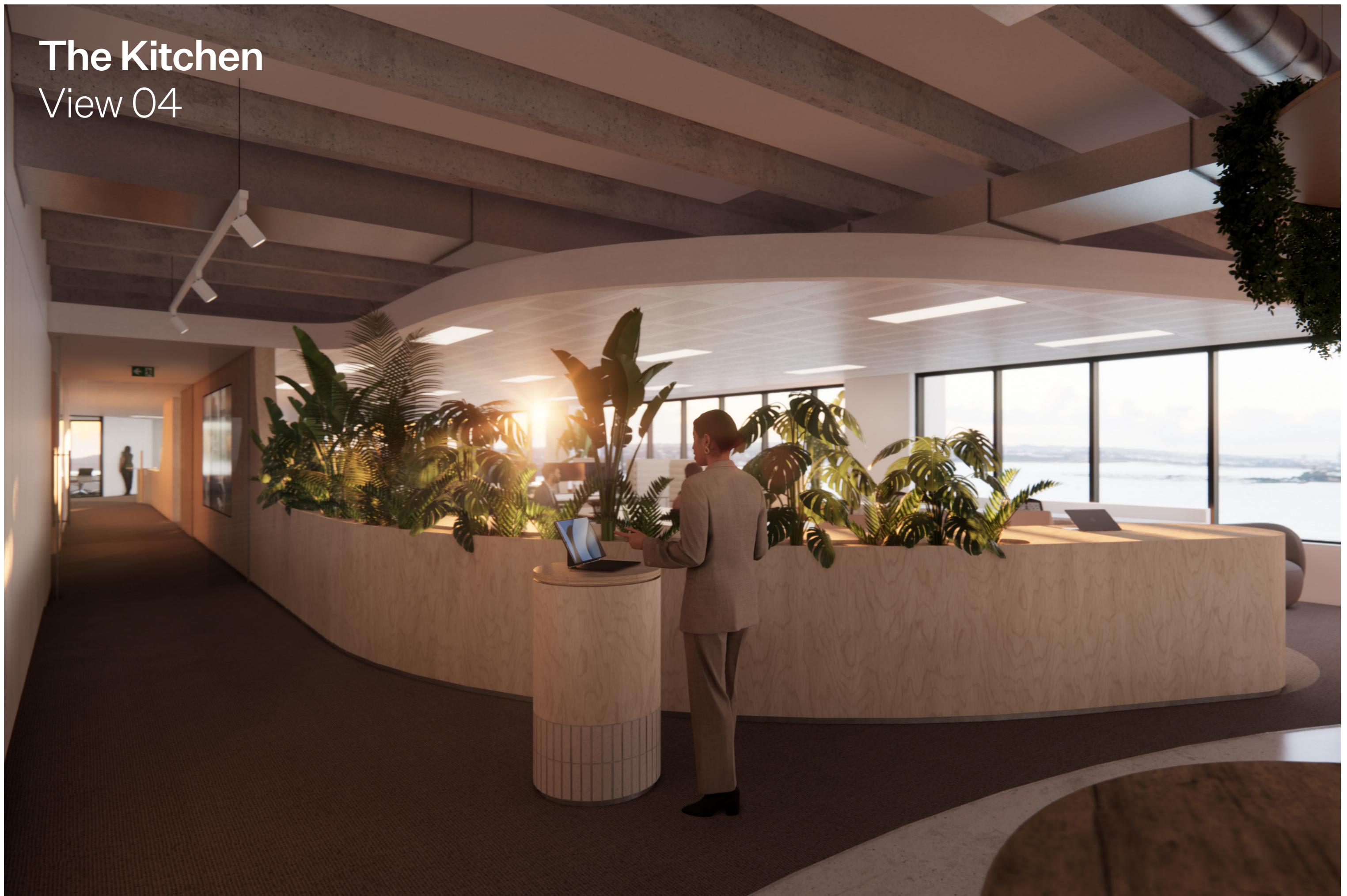
The Kitchen

View 03



The Kitchen

View 04



The Kitchen

View 05



The Kitchen

View 06



The Kitchen

View 07



The Kitchen

View 08



The Kitchen

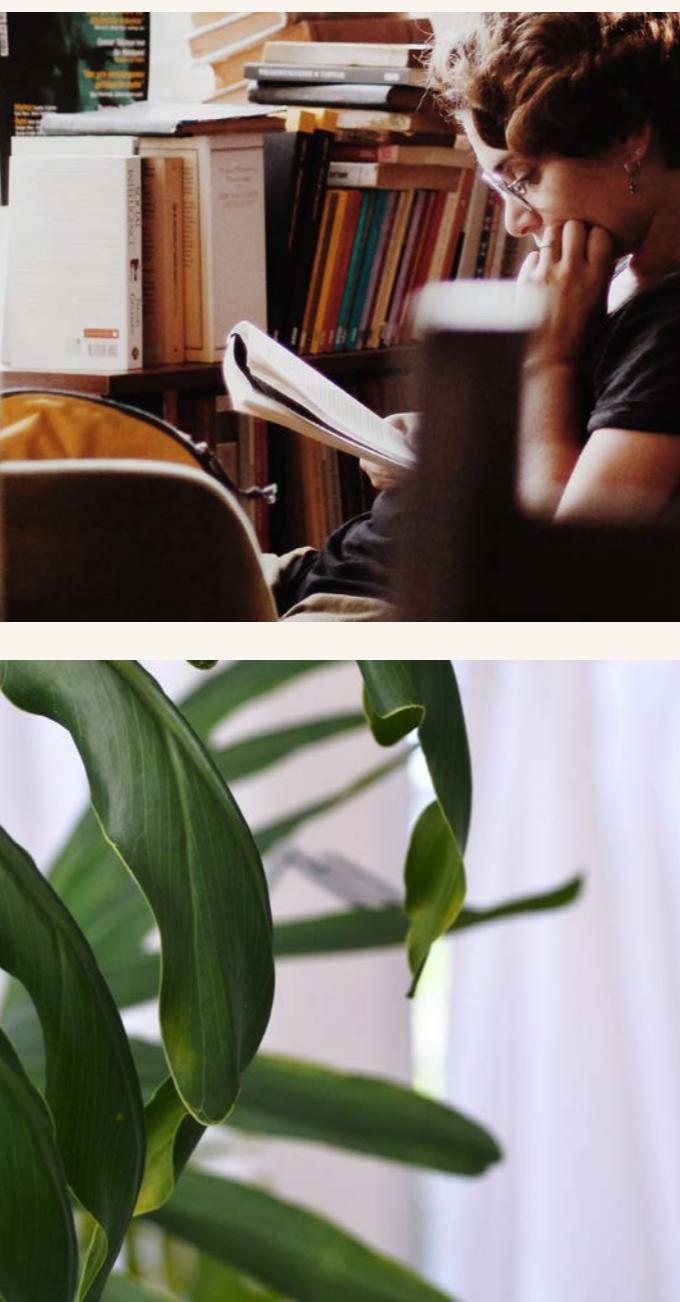
View 09



The Study

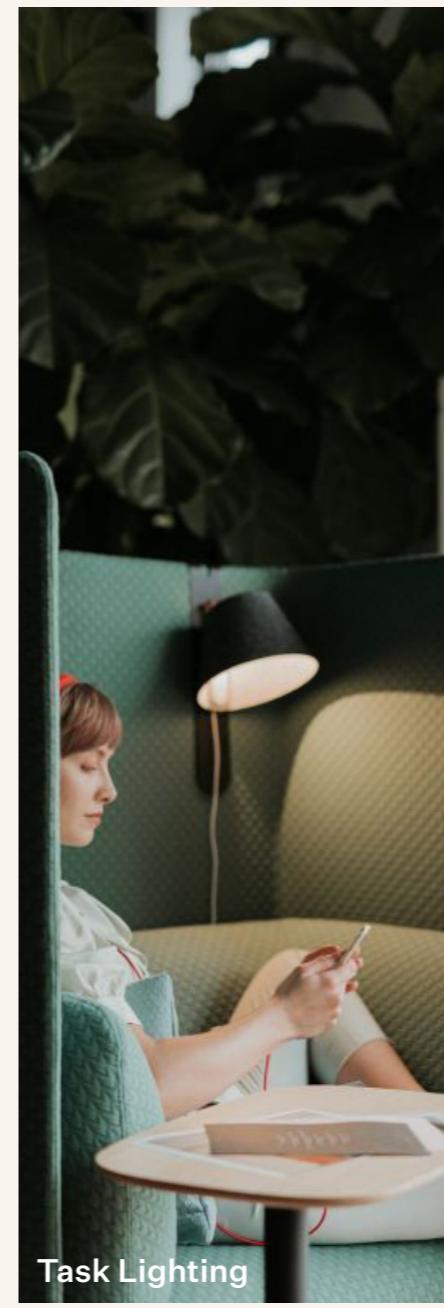
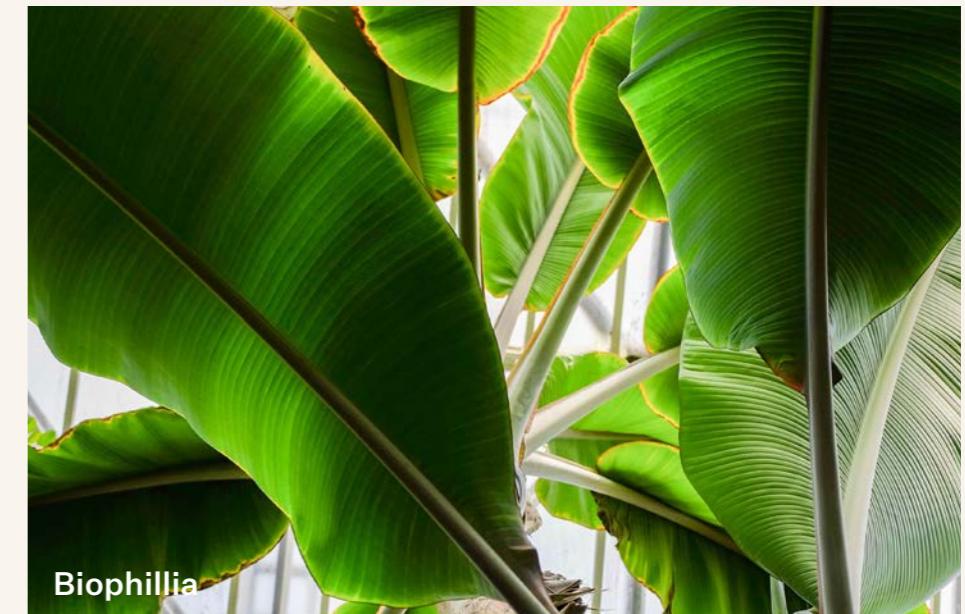


The Library Mood



The Library Palette

“A space for thought and focus, quiet and calm. An area to get lost and find peace”



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The Study

View 01



The Study

View 02



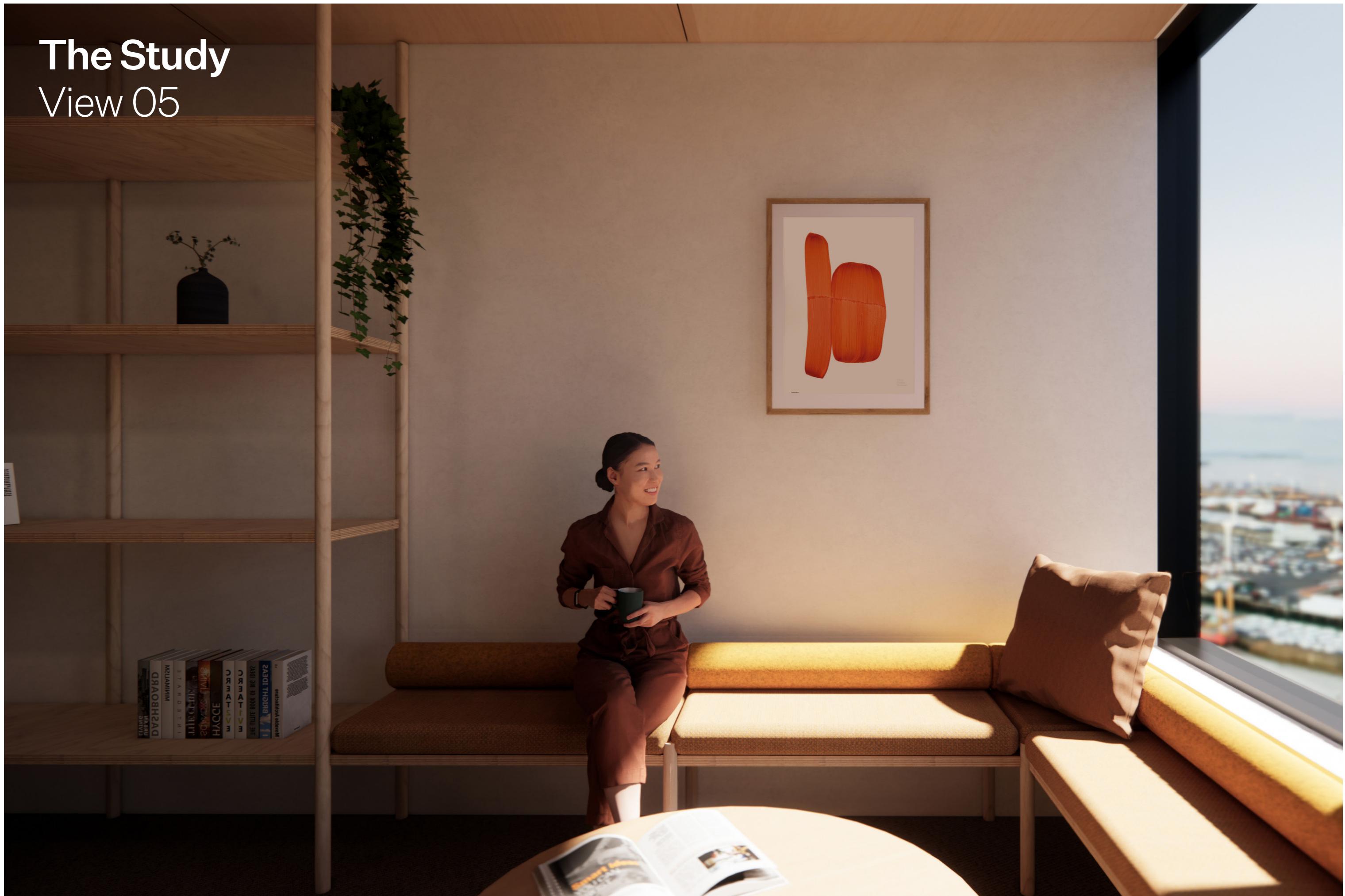
The Study

View 04



The Study

View 05



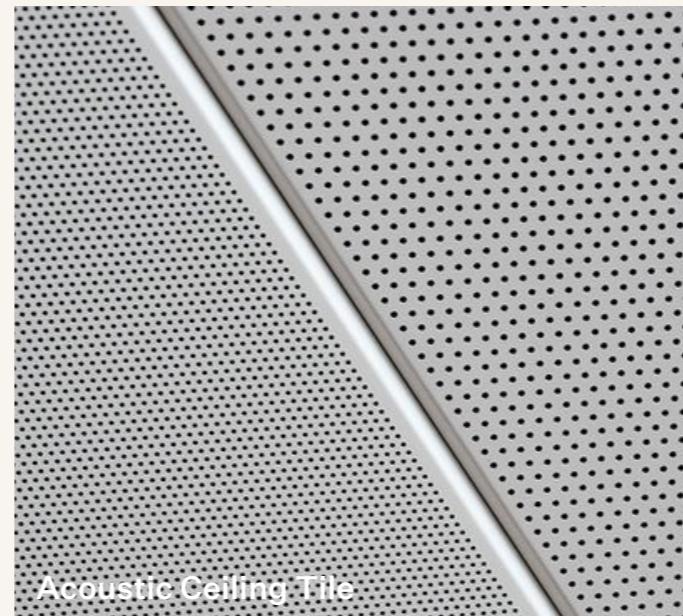
The Theatre

The Theatre Palette

“A transformational place of energy - a space to gather, collaborate and innovate”



Mobile Screens



Acoustic Ceiling Tile



Working Walls



Flexible Furniture



Sheer



Curtain



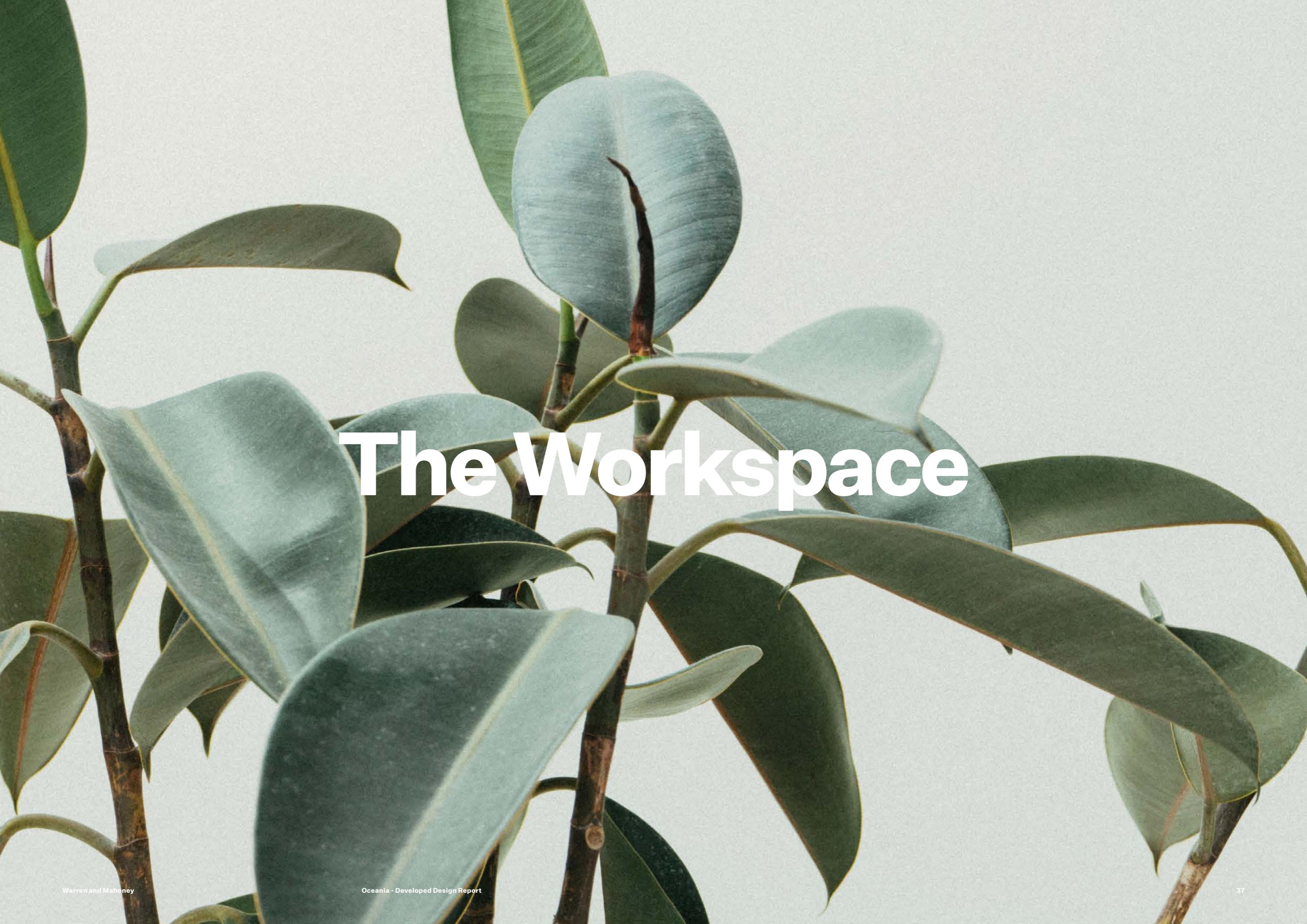
Lighting

**All imagery and finishes shown are indicative only. Design & development is required to test against budget and availability.*

The Theatre

View 01

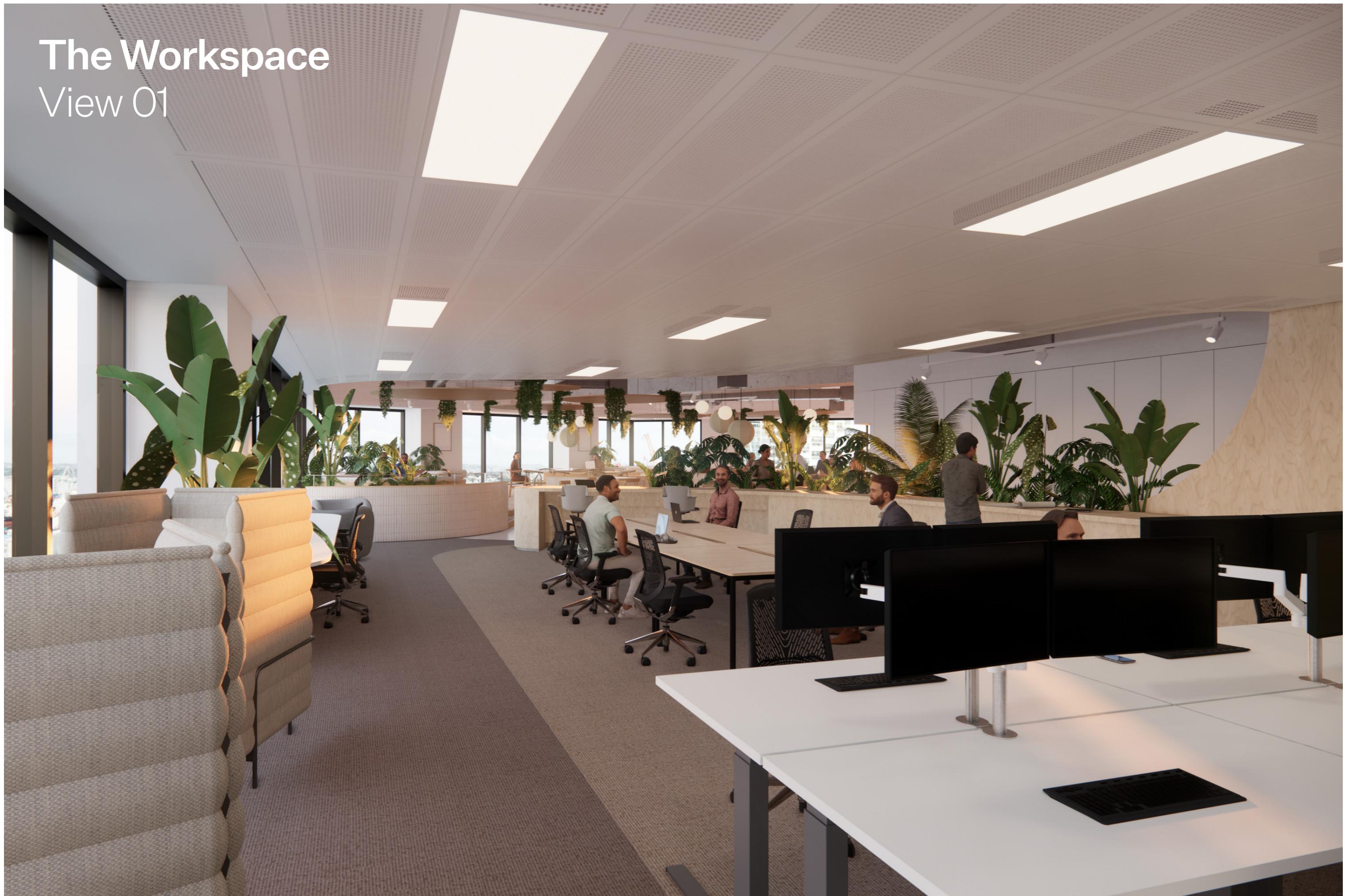




The Workspace

The Workspace

View 01



The Workspace

View 02



Exec Hub

View 01



Exec Hub

View 02



The Boardroom

View 01



The Boardroom

View 02



The Boardroom

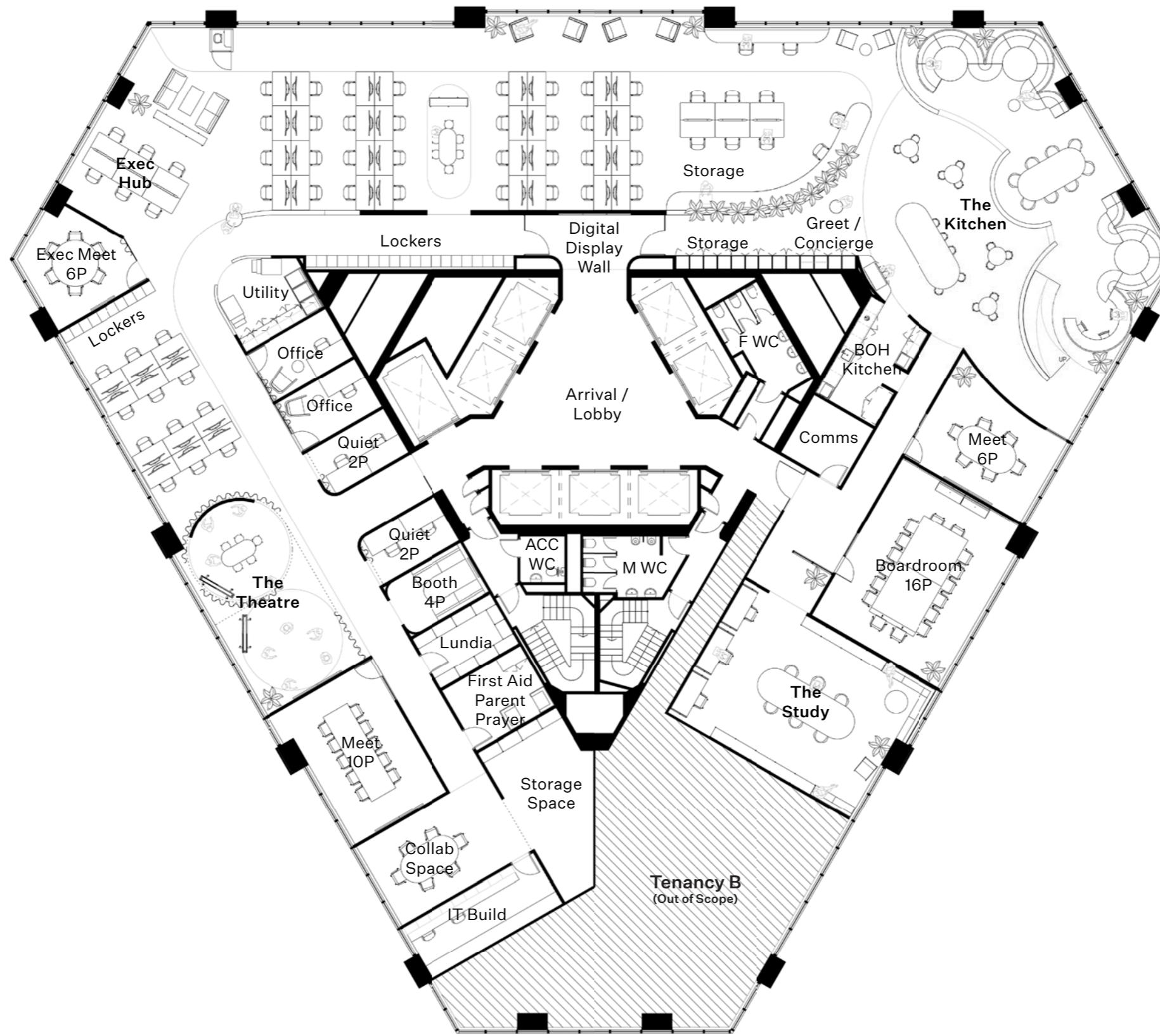
View 03



3.0

The Details

Floor Plan



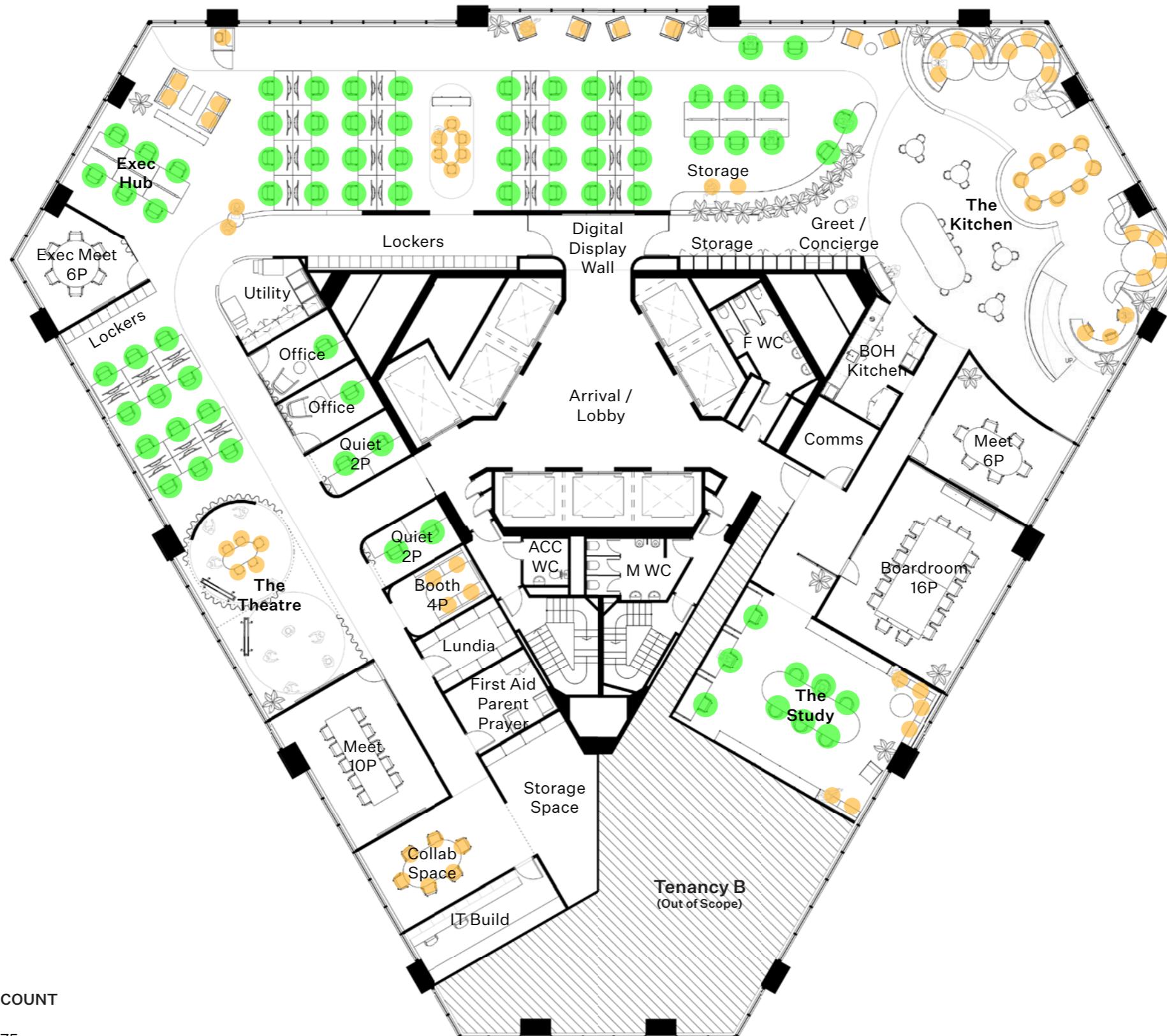
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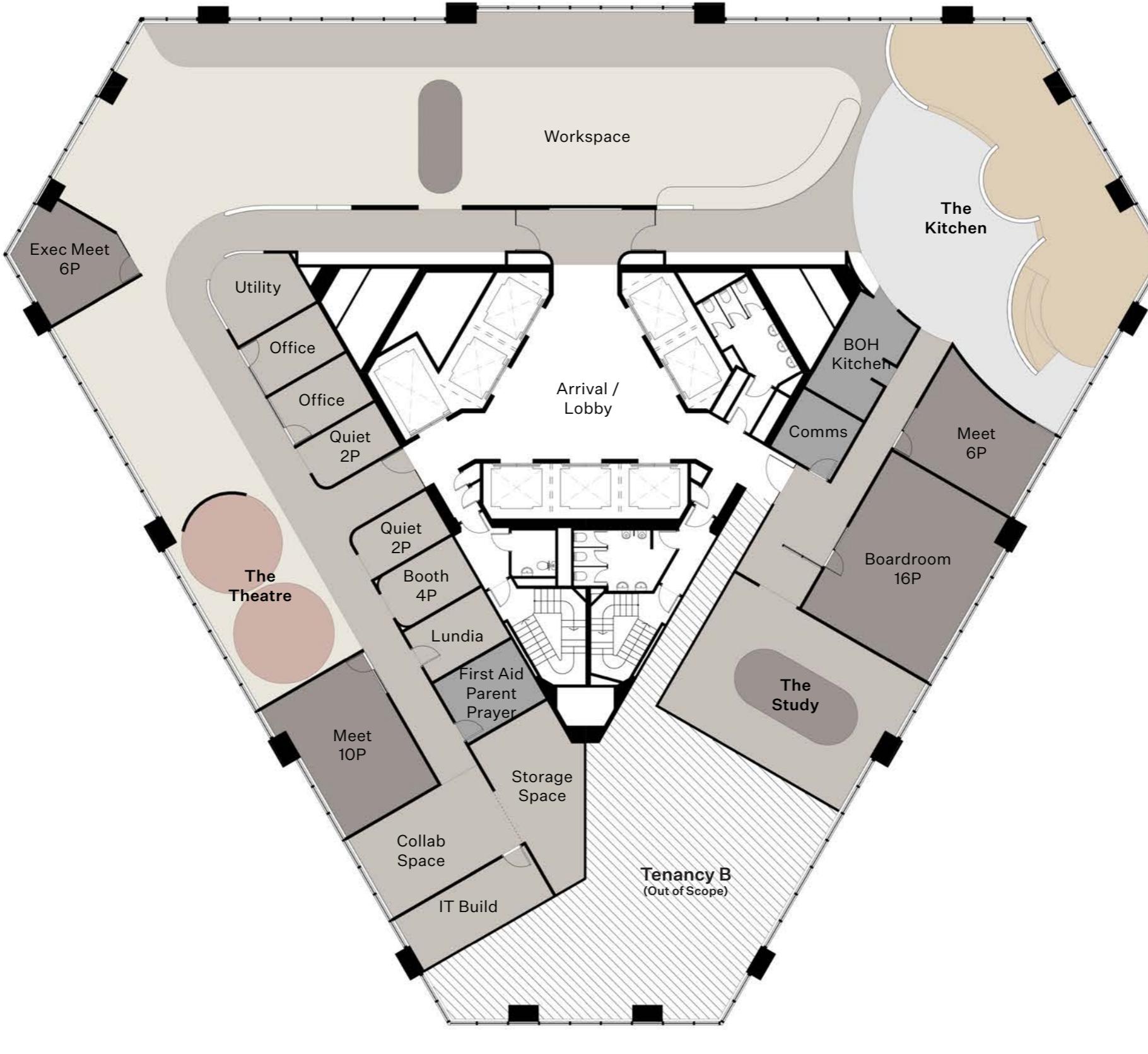
Floor Plan

Work Points



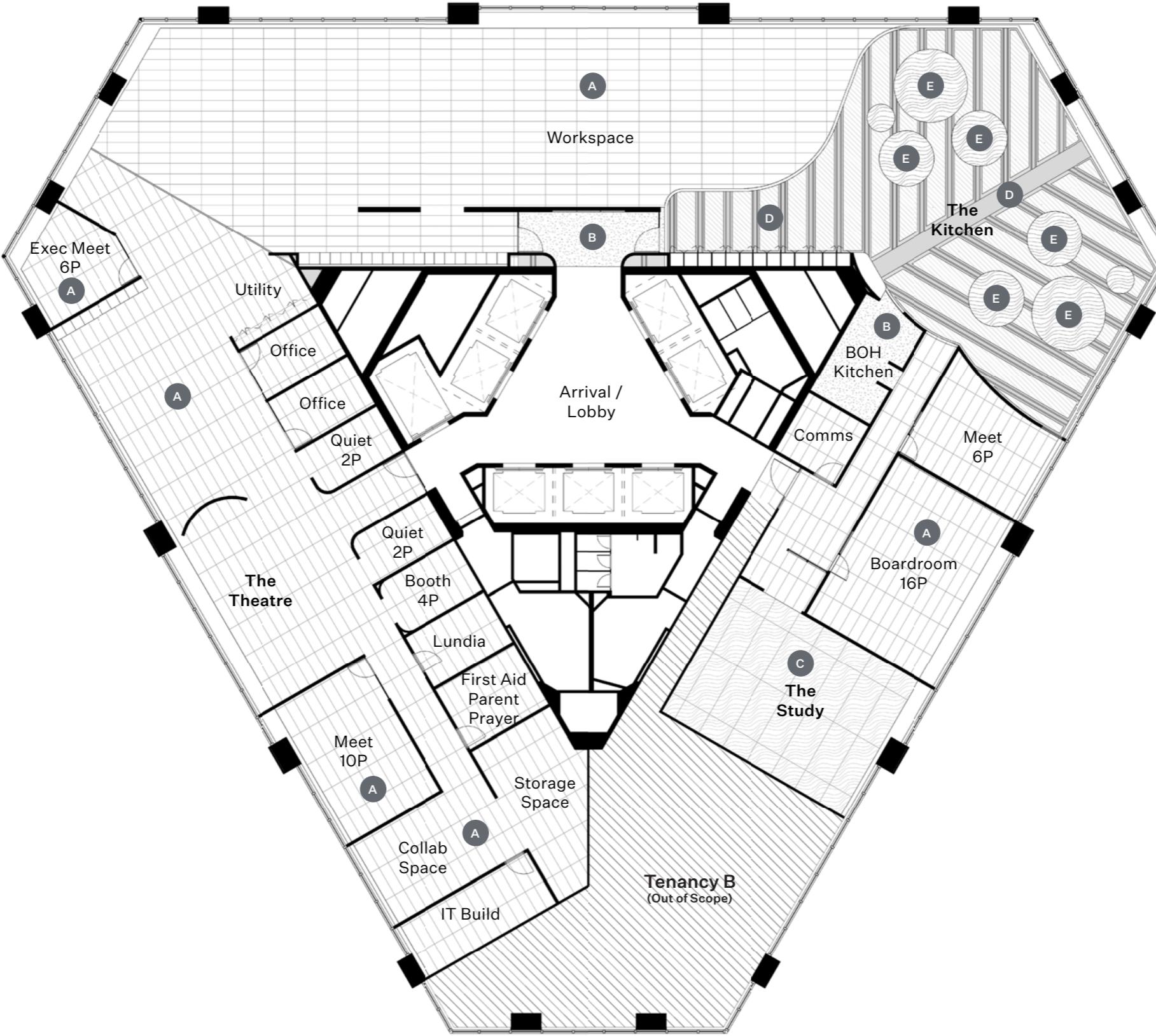
Floor Plan

Floor Finishes



Floor Plan

Ceiling Finishes



LEGEND

Grid & Tile (1350 x 450mm)	(A)
Plasterboard	(B)
Plywood Panel	(C)
Exposed Slab (Acoustic Lining)	(D)
Suspended Plywood Disks	(E)

Scale: NTS

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Floor Plan

Arrival Experience



LEGEND

Guest Arrival Journey



Secure Line



Scale: NTS

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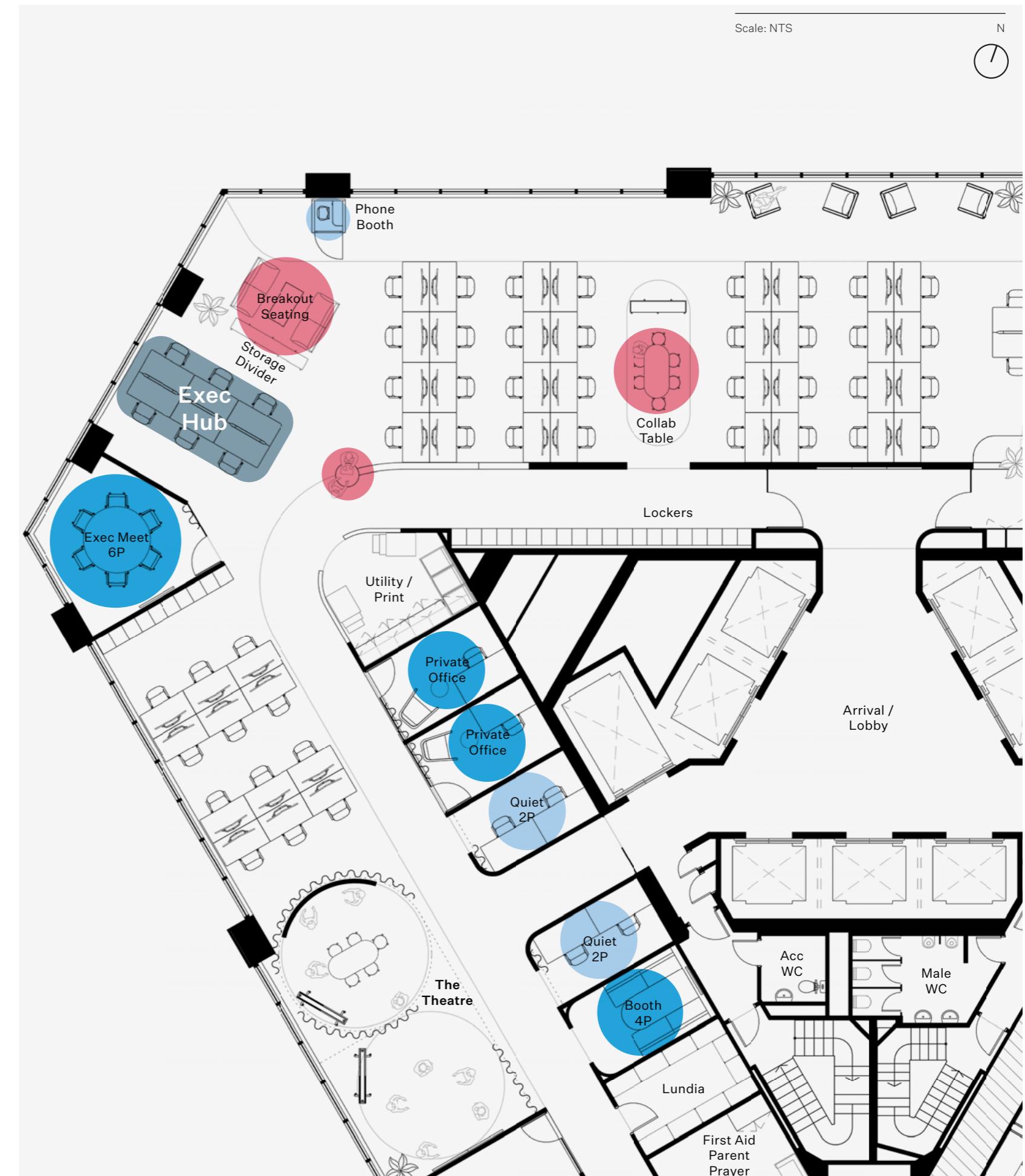
Exec Hub

An **open, visible** and **accessible** leadership hub.

Must also ensure space can provide **privacy** when required and **confidential, private spaces** are within close proximity.

LEGEND

Exec Workstations	
Meeting Room / Office	
Phone Booth / Quiet Room	
Collab Space / Nook	



Town Hall Space

Town Hall Area: 120m²

Approx 109 pax (1.1m² per person)

Space Configuration Area Calculations

0.5m² - 0.65m²
100% Standing with no crossflows

0.65m² - 0.9m²
25% Seated, 75% Standing, single access crossflows

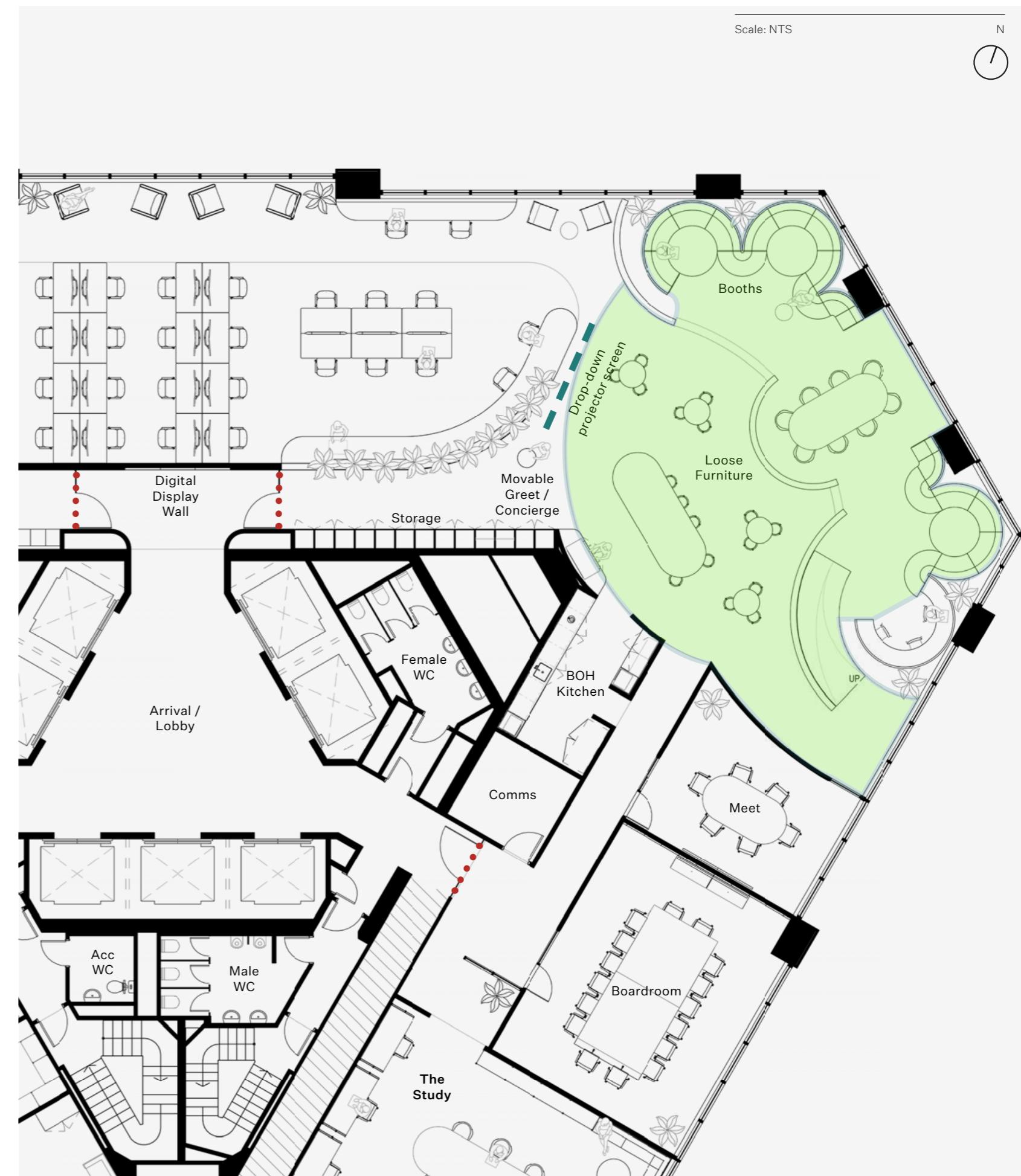
0.9m² - 1.1m²
Restaurant / Dining areas

1.1m² - 1.4m²
50% Standing, 50% Seated crossflows

*Figures shown are based on comfortable standing area that allows for crossflows. Proposed layouts subject to maximum occupancy requirements and fire engineering advice.

LEGEND

Town Hall Area	
Secure Line	



Staff Kitchen

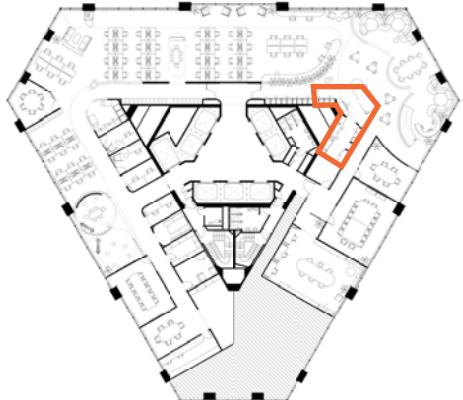
Staff Hub Plan

Item Count

Double Fridge/freezer	1
UB Drinks Fridge	1
UB Milk Fridge	1
Commercial Dishwasher	2
Basin / Mixer tap	1
Microwave	2
Filtered/Boiling/Sparkling Tap	1
Coffee Machine (plumbed)	1

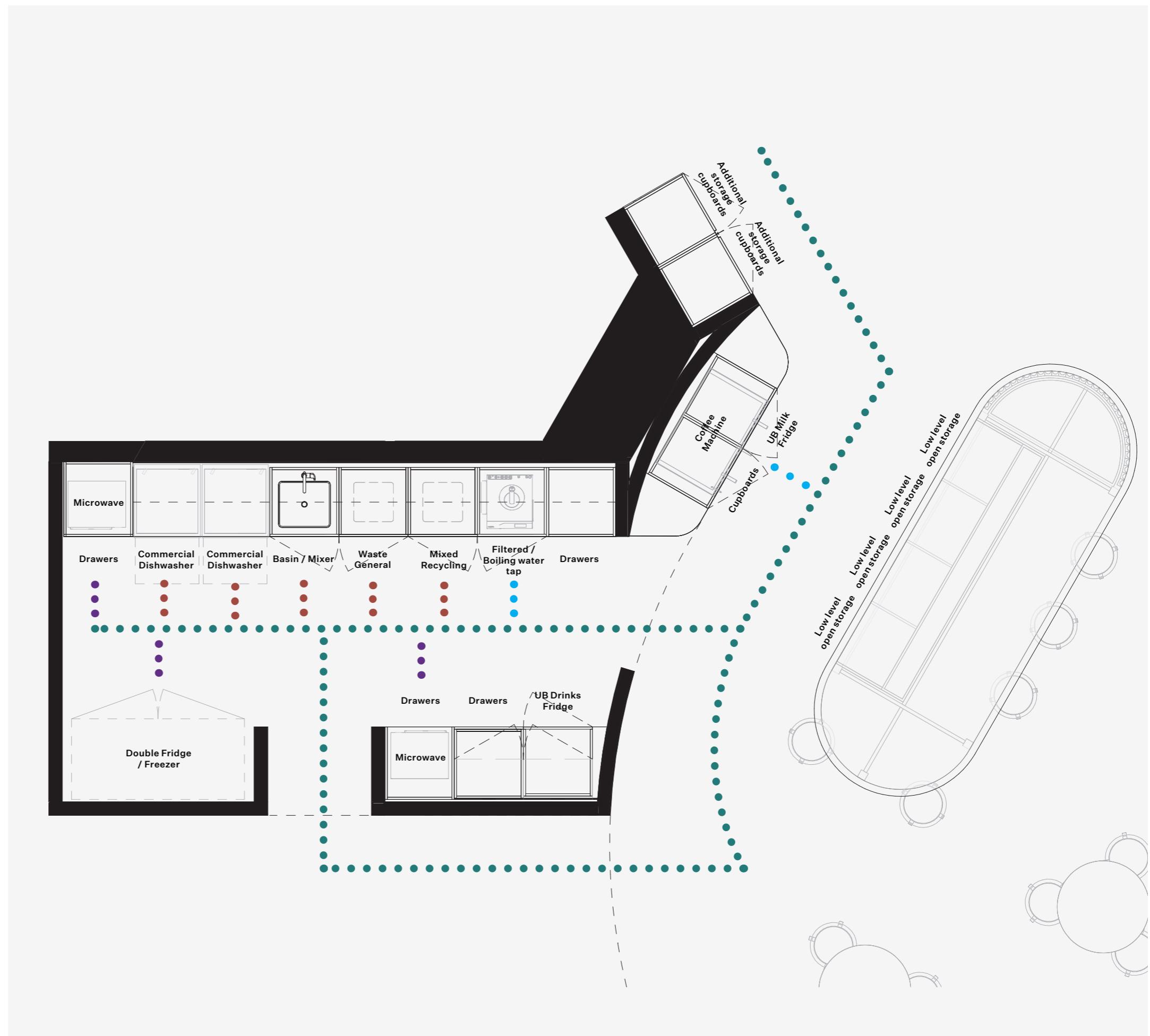
Storage Drawers
Storage Shelves Open
Storage Overhead
Storage Cupboards
Waste / Recycling Bins
Above bench power

VIEW LEGEND



LEGEND

Circulation Route	• • • •
Preparation (Heating / Store)	• • • •
Waste & Wash	• • • •
Tea / Coffee	• • • •

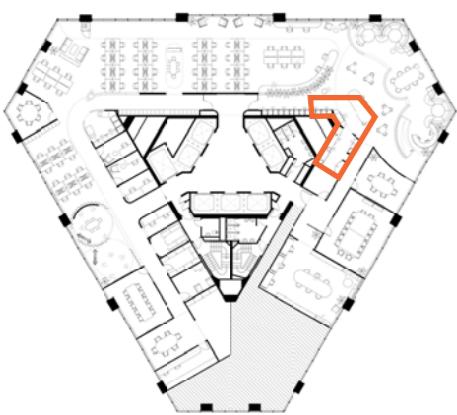


Staff Kitchen

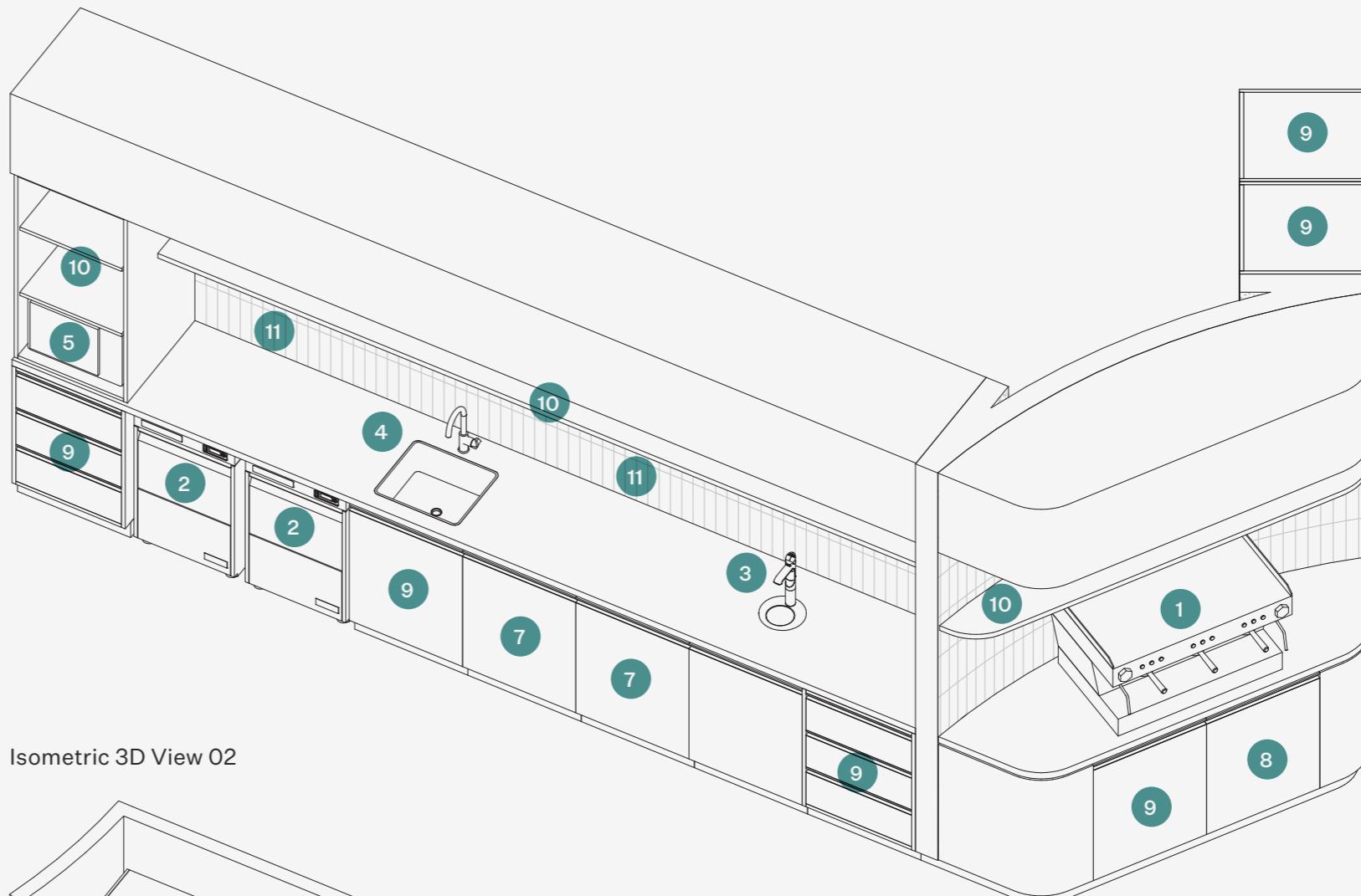
Staff Hub Isometric

1. Coffee Machine
2. Commercial Dishwasher
3. Filtered / Boiling / Sparkling Tap
4. Basin / Mixer Tap
5. Microwave
6. Double Fridge/Freezer
7. Waste / Recycling
8. Drinks / Milk Fridge
9. Storage
10. Open Shelving
11. Power outlets for appliances

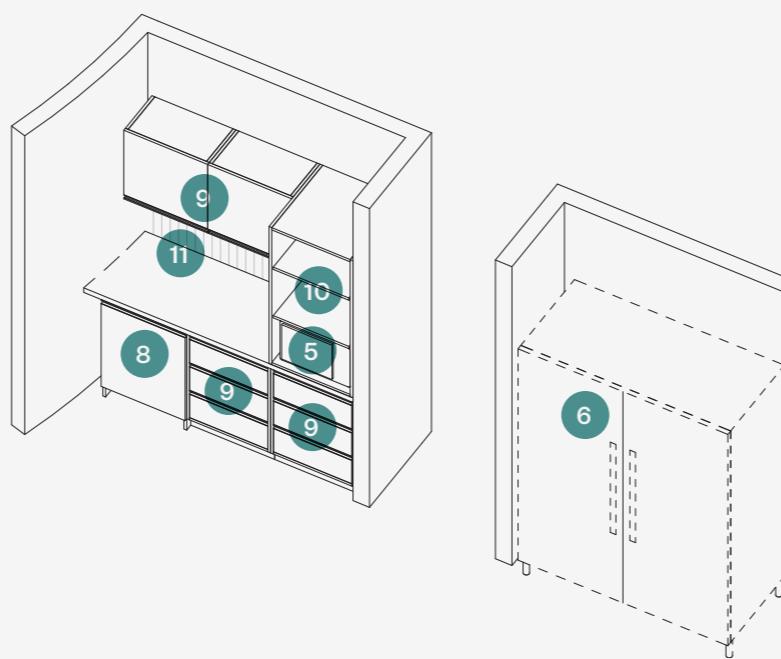
VIEW LEGEND



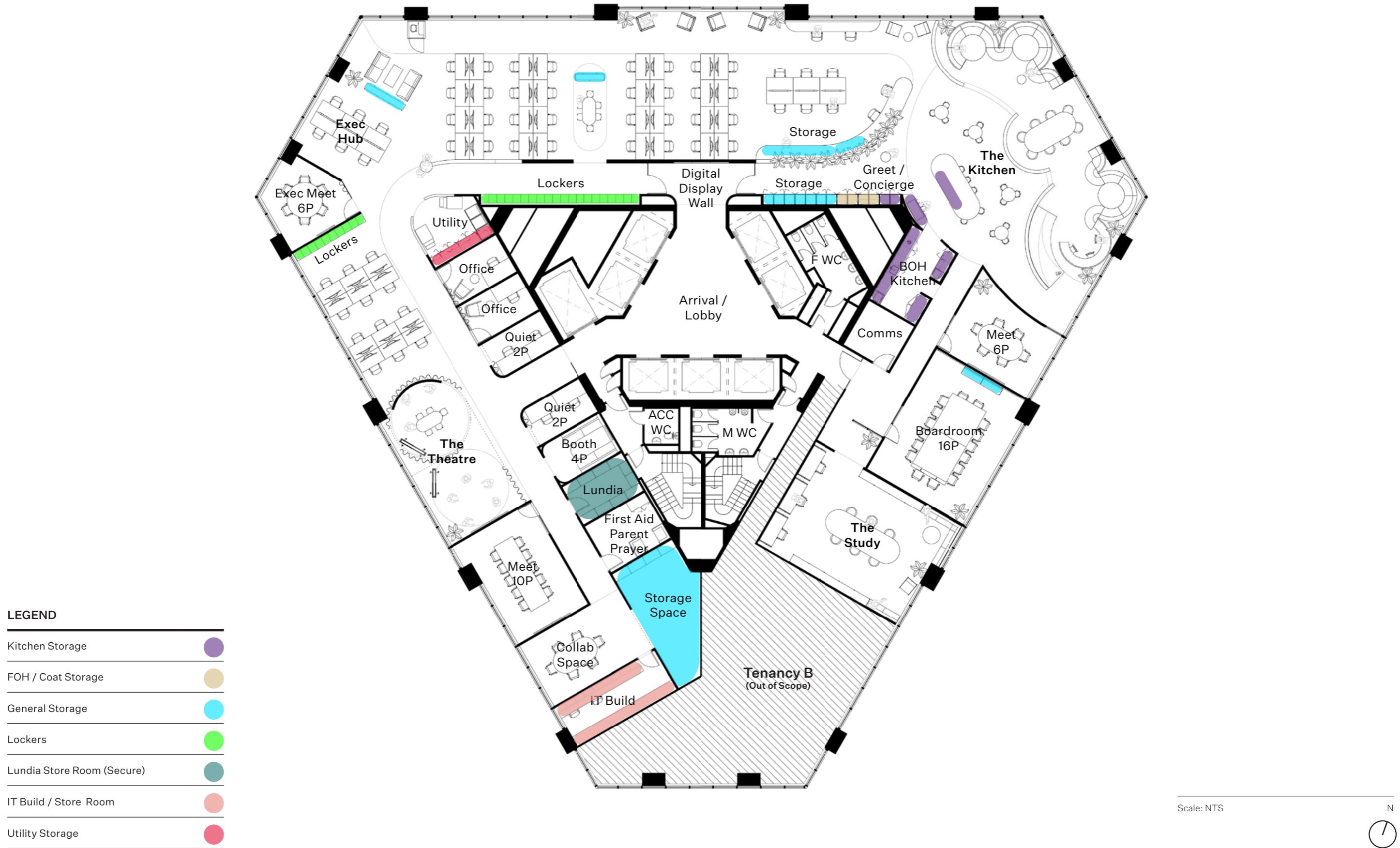
Isometric 3D View 01



Isometric 3D View 02



Storage Overview



Utility Space

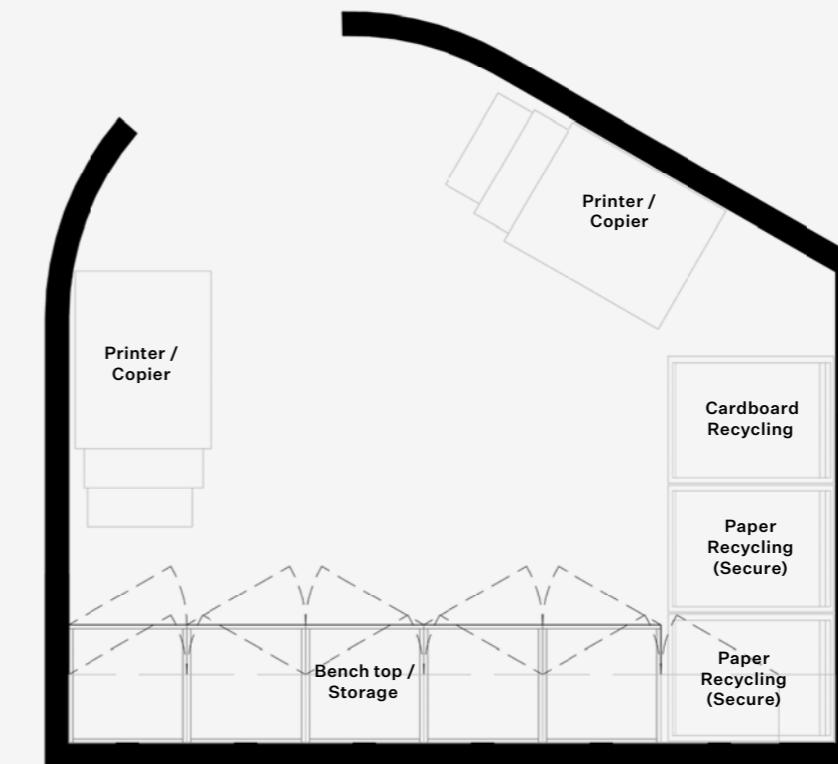
Utility Space

1. Printer / Copier
2. Cardboard Recycling
3. Paper Recycling (Secure)
4. Bench Space
5. Storage
6. Power outlets for equipment

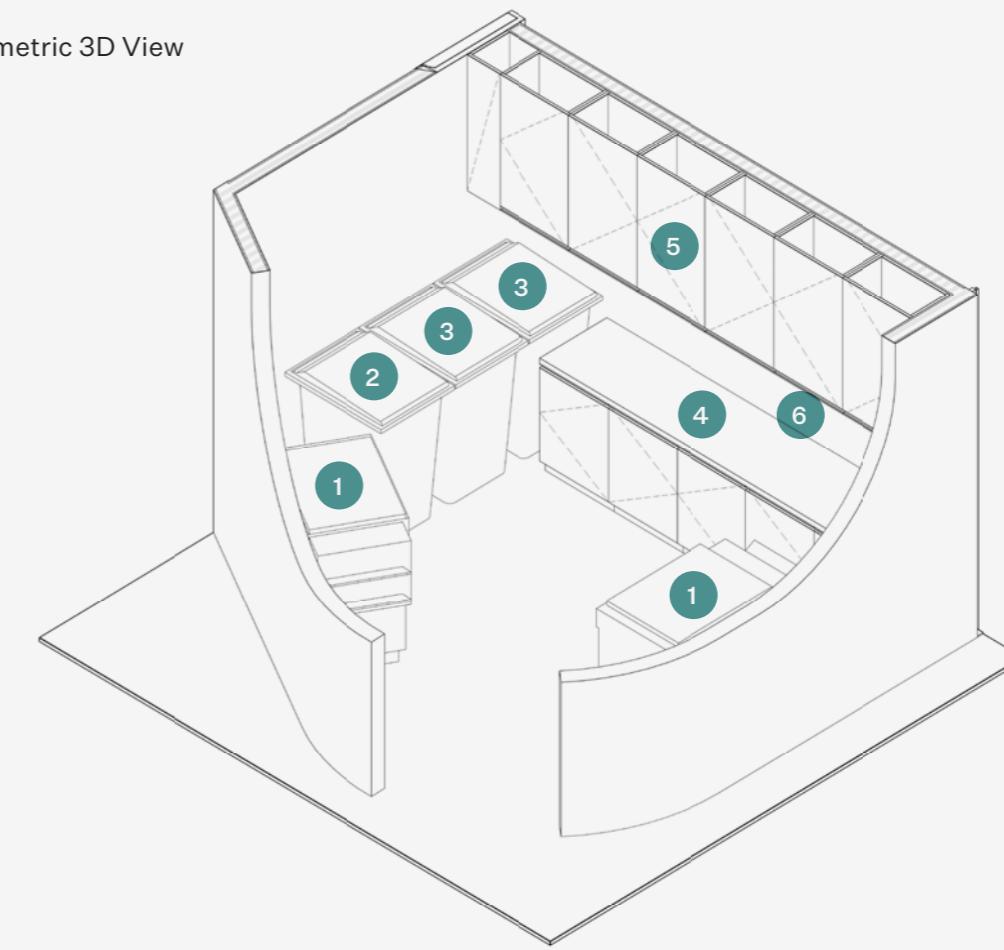
VIEW LEGEND



Plan View



Isometric 3D View



Appendix

Location Context
Building Opportunities
Accommodation Schedule

Location Context

Scale: NTS



LEGEND

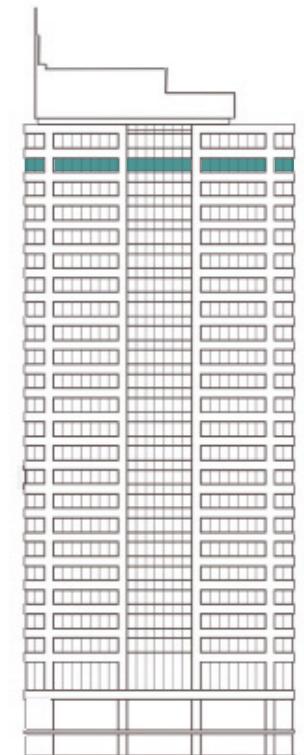
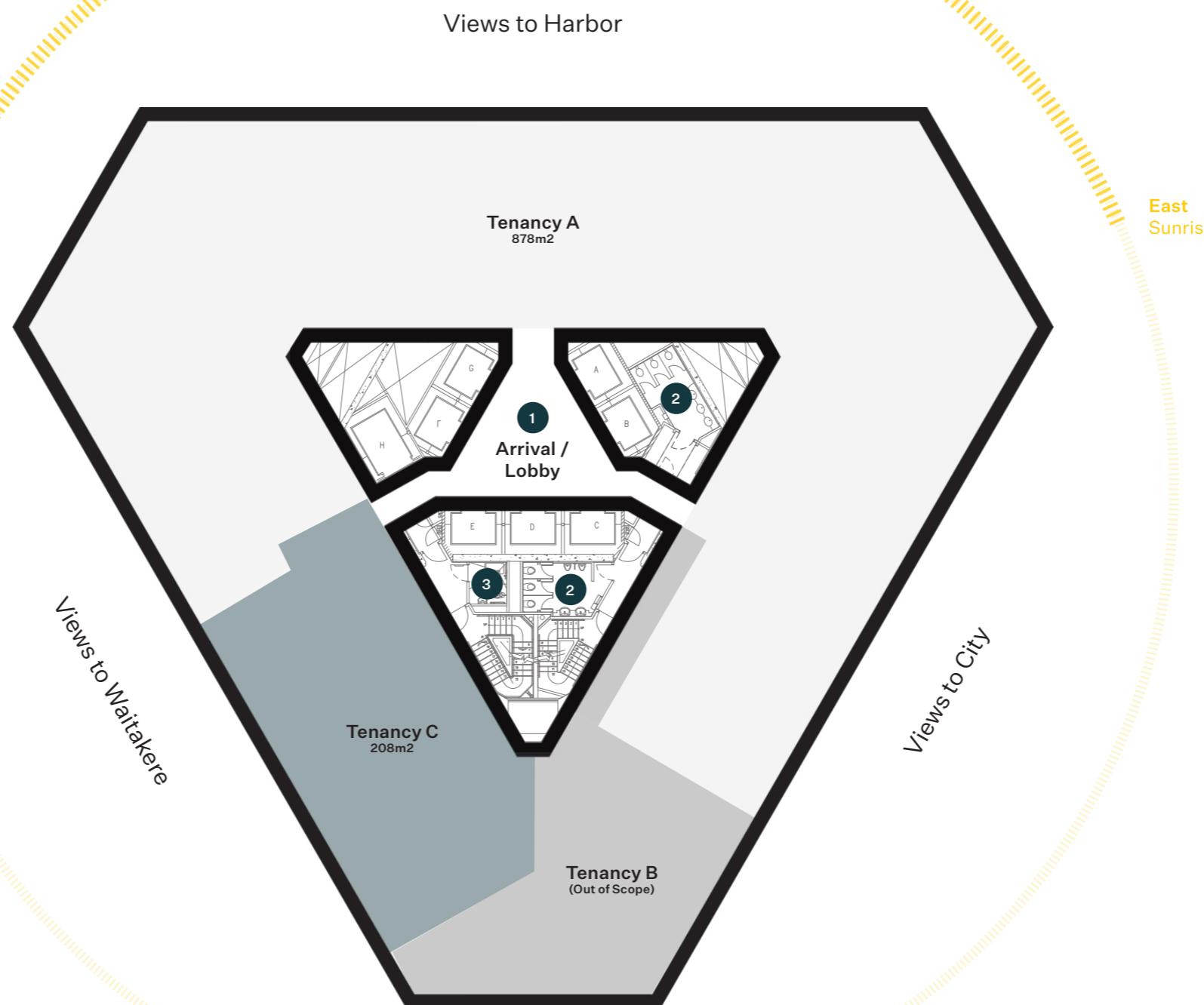
188 Quay St (Oceania)	1
Aon Tower	2
PWC Tower	3
Commercial Bay	4
Ferry Terminal	5
Britomart Train Station	6
Downtown Carpark	7



Building Opportunities

Total NLA: 1,087m²

Level 26



Building Elevation - L26

LEGEND

Lift Lobby / Arrival	1
Male / Female WC	2
Acc WC	3

Scale: NTS

N



Accommodation Schedule

Metrics							
Proposed NLA (m ²)	1,087	Floor (m ²)	1,087	Floors	1		
Headcount	116	Share Ratio	0.6	Traditional Workpoints	71 (Exec @ 1:1)		
				<i>Alternative Settings</i>	31		
				Total Seats	102		
Element							
Workpoint Type		Count	Element Area (m ²)	Total Area NUA (m ²)	Seats		Total Seats
Traditional Workstation (1.5x0.8m)	54	2.6	140	1	54		
Library Workstation	9	2.6	12	1	9		
Executive Office	1	15	15	1	1		
CEO Office	1	15	15	1	1		
Exec Hub	1	30	30	6	6		
Sub Total					71		
Alternative Settings							
Phone Booth	1	1	1	1	1	1	
Focus Pod	4	4	16	1	4		
Open Collaboration	1	13	13	6	6		
Open Collaboration (VC)	1	15	15	8	8		
Breakout Seating	2	3	6	2	4		
4 Person Booth (VC)	1	4	4	4	4		
Library Nooks	2	5	10	2	4		
Sub Total					31		
Meeting Settings							
2P Quiet Room	2	6	12	2	4		
6P Exec Meeting Room	1	18	18	6	6		
6-8P Meeting Room	1	25	25	6	6		
8-10P Meeting Room	1	32	32	10	10		
13-16P Meeting Room	1	50	50	16	16		
Sub Total					42		
Innovation							
Project Space (Theatre)	1	21	21	8	8		
Stand Up Presentation Space VC (Theatre)	1	21	21	10	10		
Display Wall	1	8	8	-	-		
Amenity							
Staff Hub / Kitchen	1	120	120	50	50		
Library	1	60	60	-	-		
Reception / Waiting	1	30	30	-	-		
Utility	1	12	12	-	-		
Storage	1	24	24	-	-		
Lockers (4 Tier)	20	0.3	9	-	-		
Lockers (3 Tier)	10	0.3	9	-	-		
IT Build Room	1	16	16	-	-		
Parenting / Prayer / First Aid	1	12	12	-	-		
Lundia Store	1	10	10	-	-		
Comms	1	9	9	-	-		

Thank You | Ngā Mihi Nūi



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

AUCKLAND
TAURANGA
WELLINGTON
CHRISTCHURCH
QUEENSTOWN
SYDNEY
MELBOURNE