

# OUTLINES

WINTER 2010

**STEPHENSON  
&TURNER**

*Harbour View Apartments exterior detail*



*Auckland International Airport First Floor Departures Area*

### Up and Running

For the second time in two years Auckland International Airport has come to the attention of Skytrax World emerging as the ninth best airport in the world in 2010 and the top airport in the Australia/Pacific region.

The airport's First Floor Departure area is now also complete. High levels of natural light from the new skylights, New Zealand timbers and a selection of materials, colours and fit outs are designed to remind travellers of their experience in a distinctly Kiwi way.



### Goodman Fire Protection

Goodman Group is a major property company with an impressive portfolio of buildings including the vast Highbrook Business Park in Penrose.

In late 2009, Goodman identified that many of their buildings, while fully complying with the Building Code, had no measures in place to protect against fire. Building code objectives protect life safety and neighbouring properties, but do not mandate any protection to the building itself.

Goodman Group approached Stephenson&Turner's Michael Dixon to provide fire safety designs for some of their buildings and to recommend suitable upgrading procedures. Stephenson&Turner have subsequently carried out both fire and accessibility surveys of more than thirty buildings in Auckland and Christchurch. Work identified by these reports has been completed, improving both fire safety and access. They now have the peace of mind that their property portfolio is adequately protected against a fire event.

# SUSTAINABLE SERENITY



Beach dwelling exterior at dusk, Mahurangi Peninsula

**Go looking for the holiday home belonging** to Stephenson&Turner Director Alan Seelye and chances are you won't find it. Carefully designed to blend with its surroundings on the Mahurangi Peninsula, the three-bedroom house is hidden from the road and barely discernible from the sea. That's the way Alan wanted it to be – a home away from home that reflects his personal and professional commitment to architecture that respects and responds to the natural environment.

As designer, banker, client and project manager, Alan had total control of this project. The result is a home that works all year round, comprising two distinct but linked structures that combine to provide the perfect bach in summer and divide to provide a smaller, more energy-efficient hideaway in winter.

Both of the single-level, mono-pitched structures are clad in cedar vertical boarding, and feature verandas that capture the sun and the views. Finished in dark-green and charcoal, the house merges into the landscape, while stone-filled gabions, river stones and native flaxes, grasses and ferns connect the building to the site.

Alan has chosen his building materials for their environmental sustainability as well as quality. Timber is a major feature, with recycled rimu flooring, meranti plywood wall linings, macrocarpa panelling, Douglas Fir rafters with pine plywood sarking and rough sawn ledge and brace cedar doors – and you won't find a skerrick of pigmented paint, Gib board, plaster stopping or chipboard.

*"I wanted to create a simple, honest and comfortable beach house that's in keeping with this protected coastal environment. I'm very happy with the result – and my family and friends love it."*

– Alan Seelye



Beach dwelling lounge



Beach dwelling deck

# ENERGISING ENVIRONMENTS



Mercury Energy's open-plan office, Auckland

**Energy retailer Mercury Energy is revitalising** its Auckland headquarters, with a radical refurbishment focused on a single theme: a 'culture of openness'. In a project that included extensive consultation with Mercury Energy staff, 5000 square metres of space are being transformed from a rabbit warren of offices and corridors to a stimulating open-plan environment that encourages interaction and productivity.

The project comprises three stages over three levels of the building. Stage 1 (the ground floor) is now complete, providing a refreshing new reception area, visitor meeting rooms and staff break-out areas. Stages 2 and 3 (the office floors) will be complete and occupied in the next month.

Flexibility is the name of the game, with movable walls enabling both small and large gathering places, elevated floors making it easy to access cables and other services and therefore to update, change or relocate the technology. Flexibility reigns elsewhere too. Each staff break-out area offers a café-bistro, an internet kiosk and a 'chillax' zone, where soft chairs and ottomans provide a great place to rest. The main kitchen promotes efficiency, with six parallel food-preparation areas that keep congestion at busy times to an absolute minimum.

The interior design is all about Mercury Energy's brand and business – capturing the dynamic and competitive retail ethos through Mercury's visual identity and colours. It's also about the people

and cultures that make the company what it is, with a complementary 'Pacific' colour palette that brings a contemporary vibrancy to the workplace.

The completed first stage has received resounding approval, with staff currently exiled to temporary locations elsewhere looking forward to moving into their new office space.

*"The interior design is all about Mercury Energy's brand and business – capturing the dynamic and competitive retail ethos through Mercury's visual identity and colours. It's also about the people and cultures..."*

**CLIENT** MERCURY ENERGY

**SERVICES** ARCHITECTURE, INTERIOR DESIGN & BUILDING SERVICES ENGINEERING



Mercury Energy's reception area

# FIVE STARS FOR GREEN BUILDING

**Stephenson&Turner's latest project** at the National Centre for Biosecurity and Infectious Disease has been awarded a five-star Green Star environmental rating for office design, the first for a government-developed building in New Zealand.

The Ministry of Agriculture and Forestry's (MAF's) stunning multi-purpose response centre, at Wallaceville, Upper Hutt campus, has been singled out as worthy of this prestigious award for its simple but environmentally sound design and construction.

Stephenson&Turner Associate Director Murray Robertson says the project is a good example of S&T's multi-disciplinary approach. "The key concepts came from early discussions amongst the architect, building services engineer and lighting designer. Our integrated, 'total building' focus shows we can create inspiring environments and we're very proud of both the building and its environmental rating."

The new building, which is the campus centrepiece, comprises two mono-pitched forms constructed among mature totara trees. The extensive use of timber throughout reflects MAF's connection and close involvement with New Zealand's forestry industry. The building provides a formal reception area, café, administration offices and multipurpose meeting/seminar/function room. It is designed to be easily transformed into a response centre, if required which will enable a number of agencies to work under one

roof in the event of a disease outbreak or an emergency.

Stephenson&Turner were responsible for the building's architecture, mechanical engineering services, lighting design and interior design and fit-out. Working on a tight site with an equally tight budget was achieved by adhering to the principles of 'passive solar design'. The building takes full advantage of the sun and natural ventilation which, combined with high levels of insulation throughout, has removed the need for expensive climate control systems.

The form of the building is integral to how it receives light, fresh air and achieves an even temperature. The main block rises up to the east which aids ventilation with high windows to provide low glare natural light to the full depth of the meeting rooms. This building shape also presents a strong visual presence as you approach the entrance. The mechanical ventilation air supply is through the floor rather than as is typical from the ceiling, allowing for larger volumes of fresh air to be introduced at lower temperatures.

The building is living proof that sustainable design can be achieved without costing the earth. The computer simulation of energy use for the Green Star application showed the building consumed just 39 kilowatt hours per square metre per year. This is just one third of the New Zealand Green Building Council's conditional requirement for a Green Star New Zealand rating.

**CLIENT** MINISTRY OF AGRICULTURE & FORESTRY  
**SERVICES** ARCHITECTURE, BUILDING SERVICES ENGINEERING & INTERIOR DESIGN



MAF building exterior, Upper Hutt



MAF building interior

# FIT-OUT FOR THE FUTURE

It may have been around for more than 100 years, but rural financial services company FMG has definitely kept up with the times.

The company has been based in Palmerston North for a number of years, in a prime location looking out to The Square. Famous for its unusual 'crystalline' shape, the building also presented unique challenges for interior design – most recently when Stephenson&Turner was given the job of refreshing FMG's 1980s décor with a more contemporary, '21st century' flavour.

The inspiration came from the FMG brand and the building's design. Exploiting the angles of the exterior windows, desks in the new open-plan environment are turned 45 degrees – providing a modern new look that's enhanced by natural light and gives better views, for more people, to The Square. As for colour, it's all about vitality and productivity, with lime green and orange blending with the earthy tones of pure wool carpet.

Other aspects of the workplace have also been improved, with new furniture, new meeting rooms, upgraded ventilation and heating systems and a top-storey café that provides a relaxing break space for the hardworking staff.



FMG's top-storey café, Palmerston North

The feedback, says FMG's client representative Murray McCulloch, has been brilliant. "S&T have done a great job in turning a tired office space into a vibrant working environment," he says. "By looking at the space from a new perspective, they have surprised and delighted us all."

*"S&T have done a great job in turning a tired office space into a vibrant working environment... they have surprised and delighted us all."*

– Murray McCulloch, FMG

**CLIENT** FARMERS' MUTUAL GROUP

**SERVICES** INTERIOR DESIGN & BUILDING SERVICES ENGINEERING

## Rarotonga Airport Takes Off

Holidaymakers heading home from idyllic getaways on the beaches of Rarotonga can now enjoy a whole new leaving experience.

The arrivals and departures areas at Rarotonga International Airport have finally undergone a significant upgrade, with a design that meets stringent international requirements while reflecting the Cook Islands' unique environmental, aesthetic and cultural make-up.

Today, the departures area has a brand-new roof, new ceilings and floors and enhanced interior services. These include a fully refurbished retail precinct, a new Air New Zealand Koru lounge, and a VIP lounge that features a private garden area surrounded by a coral

wall. The arrivals area has been reconfigured to incorporate a larger baggage carousel and passenger area.

The roof has been shaped to match the traditional styles, and is formed from strong, glue-laminated timber trusses and other materials that will help it to withstand the tropical weather conditions known to wreak havoc on the islands.

Inside, floors made of ground and polished concrete provide a strong, hardwearing and non-slip finish, while a full-length skylight at the ceiling peak allows natural light into the space throughout the day. Floor and ceiling-height timber louvres run the length of the building to enable plenty of natural ventilation, and cyclone-resistant, three-metre-high windows provide sweeping views to the green hills beyond the airport apron.

The departures area also has a strong aesthetic appeal, delivered through a selection of art works created by local artists. These include two vibrant wall murals by Tim Buchanan, and Pacific

images moulded into concrete columns by Eruera Nia.

And for those of you who are wondering what's happened to Jake, the wandering banjo player who for many years has welcomed and farewelled every flight – it's OK. Preserving Jake's place was one of the Airport Authority's top priorities, and he now has stages in both the arrival and departure lounges!



Rarotonga Airport departures area



Rarotonga Airport exterior

**CLIENT** AIRPORT AUTHORITY, COOK ISLANDS

**SERVICES** ARCHITECTURE & BUILDING SERVICES ENGINEERING

# BANISHING THE BLUES



Harbour View Apartments entrance

**A prominent Auckland waterfront tower**, known by locals as 'the blue building', is standing tall after a dramatic facelift that's delighted its owners.

Located on Quay Street in the heart of the city, the 12-storey, 1980s building had an exterior and entrance that were rapidly becoming an embarrassment for both its body corporate and its diverse occupant base of business enterprises and apartment dwellers. Visitors were greeted by a frankly unattractive exterior before enduring a narrow, tunnel-like foyer and equally uninspiring lifts.

Today, the experience couldn't be more of a contrast. The ugly blue is now sparkling white, and the building's balconies are edged with modern, clean-lined glass and white moulded soffits that reflect the harbour lights. A new elegant, glass-fronted entrance completes the

picture – a statement of modernism in which the ceiling, wall and floor are clad in beautiful white marble that's glamorously complemented with a feature wall of rich, dark, timber veneer. Adding the magic touch, randomly located Arne Jacobsen lights illuminate the surfaces to their greatest effect.

Residents have been unanimous in their praise for the new look. Through a simple, innovative approach to design and materials, they have a building of which they can be proud.

*"The ugly blue is now sparkling white, and the building's balconies are edged with modern, clean-lined glass..."*

---

**CLIENT** HARBOUR VIEW BODY CORPORATE  
**SERVICES** ARCHITECTURE & INTERIOR DESIGN

---



Harbour View balconies

## Enduring Architecture Award

A Wellington building designed by Stephenson&Turner in the early 1970s has earned an Enduring Architecture Award in the New Zealand Institute of Architects' 2009 Wellington Local Architecture Awards.

Located in the heart of the city on Lambton Quay, the 18-storey tower was the new head office for the Bank of New South Wales (now Westpac). Rising tall from the pavement, its façade was made of pre-cast concrete panels

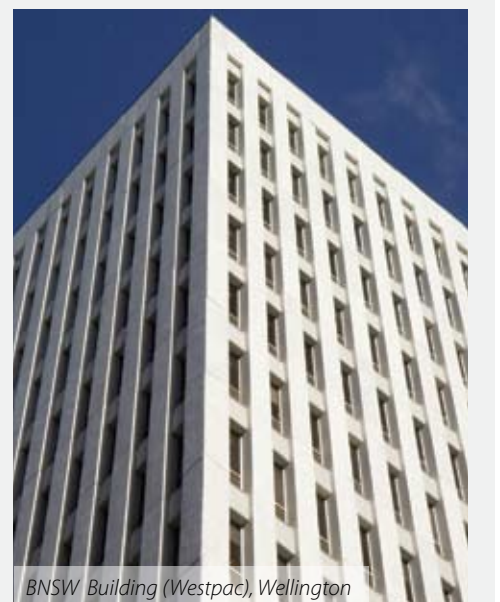
*"Elegantly restrained facade and interior has stood the test of time, transcending styles and fashions"*

- NZIA jury

faced with white-chip aggregate, which were sculpted to create a series of closely positioned, slender columns that echoed the 'verticality' of the World Trade Center in New York.

The building also features inset off-street walls designed to allow maximum natural light to reach this busy portion of Lambton Quay. Its interior is equally simple, with a column-free floor plate that enables maximum planning flexibility.

Today, Westpac remains the building's major occupant, which is testament to its essential usability as a business and financial hub. As the NZIA jury put it, its "elegantly restrained facade and interior has stood the test of time, transcending styles and fashions" – ensuring it remains a true landmark in this ever-changing city.



BNSW Building (Westpac), Wellington

# CONTACT US

## STEPHENSON&TURNER ARCHITECTS AND ENGINEERS

Stephenson&Turner NZ Limited (S&T) is a progressive multi-disciplinary, design-led architecture and building services engineering practice. The company takes an holistic approach with an integrated, total building focus to create inspirational, environmentally sustainable solutions.

For more information on our full range of services please visit [www.stephensonturner.com](http://www.stephensonturner.com) or contact these offices:

### AUCKLAND

152 Fanshawe St.  
Level 2  
PO Box 1830  
Auckland, 1140  
649.303.1249

### WELLINGTON

RadioNZ House  
155 The Terrace, Level 1  
PO Box 10145  
Wellington, 6143  
644.472.7899

*S&T is proud to be in association with these sister companies:*

## ARGEST TECHNICAL SERVICES LIMITED

ARGEST offers a total building services package, providing expertise in building compliance and facilities management nationwide. For more information visit [www.argest.com](http://www.argest.com), call free on 0800 274 378 or contact these offices:

### AUCKLAND

PO Box 1830  
Auckland, 1140  
649.309.9419

### WELLINGTON

PO Box 10145  
Wellington, 6143  
644.472.7905

### CHRISTCHURCH

PO Box 13324  
Christchurch, 8141  
643.377.3757

## SAFETY FIRST NZ LIMITED

Safety First is New Zealand's leading fire evacuation consultancy specialising in the implementation and management of fire evacuation schemes and training. For more information visit [www.safetyfirst.co.nz](http://www.safetyfirst.co.nz) or contact these offices:

### AUCKLAND

PO Box 1830  
Auckland, 1140  
649.377.6500

### WELLINGTON

PO Box 5666  
Wellington, 6145  
644.384.6890

*Creating inspirational environments.*

**STEPHENSON  
&TURNER  
ARCHITECTS  
ENGINEERS**

[www.stephensonturner.com](http://www.stephensonturner.com)



*Harbour View Apartments exterior, Auckland*

Outlines is printed on environmentally responsible stock. It is manufactured using Elemental Chlorine Free (ECF) pulp sourced from sustainable, well-managed forests. Oxygen bleached, dioxin and acid free. Certified under ISO 14001.