

architects

interiors

# wingates





# OUR CAPABILITY

wingates

## ■ Who We Are

Established in 2004, Wingates are a critically acclaimed, award-winning Architects and Interior Architecture studio that aim to be the best Big-small practice in Aotearoa New Zealand. We are Commercially astute with a reputation for being value driven with our design response, having a deep understanding of how to make meaningful architecture financially measure up, delivered on time, and provide the maximum value to the client, to the local environment and our community.

Our purpose is “To create places that truly matter”

Across three cities, our multidisciplinary studios collaborate as one, reconciling ethics and aesthetics with commercial astuteness to deliver the best possible outcomes for our clients and their communities. Specialising in built design and interiors over a wide range of typologies, we stand out for being courageously human.

We partner with people and organisations who share our passion for positively impacting life and landscape. Assuming the role of trusted advisors, we champion our clients, using creativity, innovative thinking and new technology to deliver consistent results that financially measure up and drive value for all.

Across our broad sector specialties, our philosophy remains the same: We believe that as an industry we have profound impact on lives and landscape. That built environment plays an integral part in fostering healthy, resilient and equitable communities. And to operate in the best interests of people, culture and natural world is not just a choice, it's our duty. Because we know that it is our very humanness – empathy, care, curiosity and collaboration – that can help us enrich the cultural landscape of Aotearoa, New Zealand and better address the challenges facing our world.

## ■ Our Workstreams

Within our multi disciplined studios we possess significant expertise across numerous design workstreams:

- Interiors
- Commercial
- Large Format
- Retail
- Urban Design
- Industrial
- Healthcare
- Senior Living
- Residential

Our broad response to all typologies of work allows us to increase design and detailed documentation innovation across these project sectors. With a scalable small to large project design-based delivery resource, we use what we term our ‘Thunderbird Management Model’ that allows us to be effective and efficient with the right team for the right Job.

## ■ WorkCo - our Collaborative environment

At Wingates we support flexible working and engage with working from home principles, whilst also being primarily based in Co-working Studios. These studios - owned and operated by ourselves - are called WorkCo - and designed to be creative open plan offices using mainly recycled quality furniture within a layout that is collaborative, inclusive and shared with like-minded people. Situated in laneways, courtyards and anywhere we can repurpose existing spaces, they are currently located within The Golden Triangle, allowing us to be active in the largest growing precinct in Aotearoa. Our team continues to challenge and embrace new ways of thinking and technology while maintaining our business's founding principles. We see ourselves in the role of thought leaders in



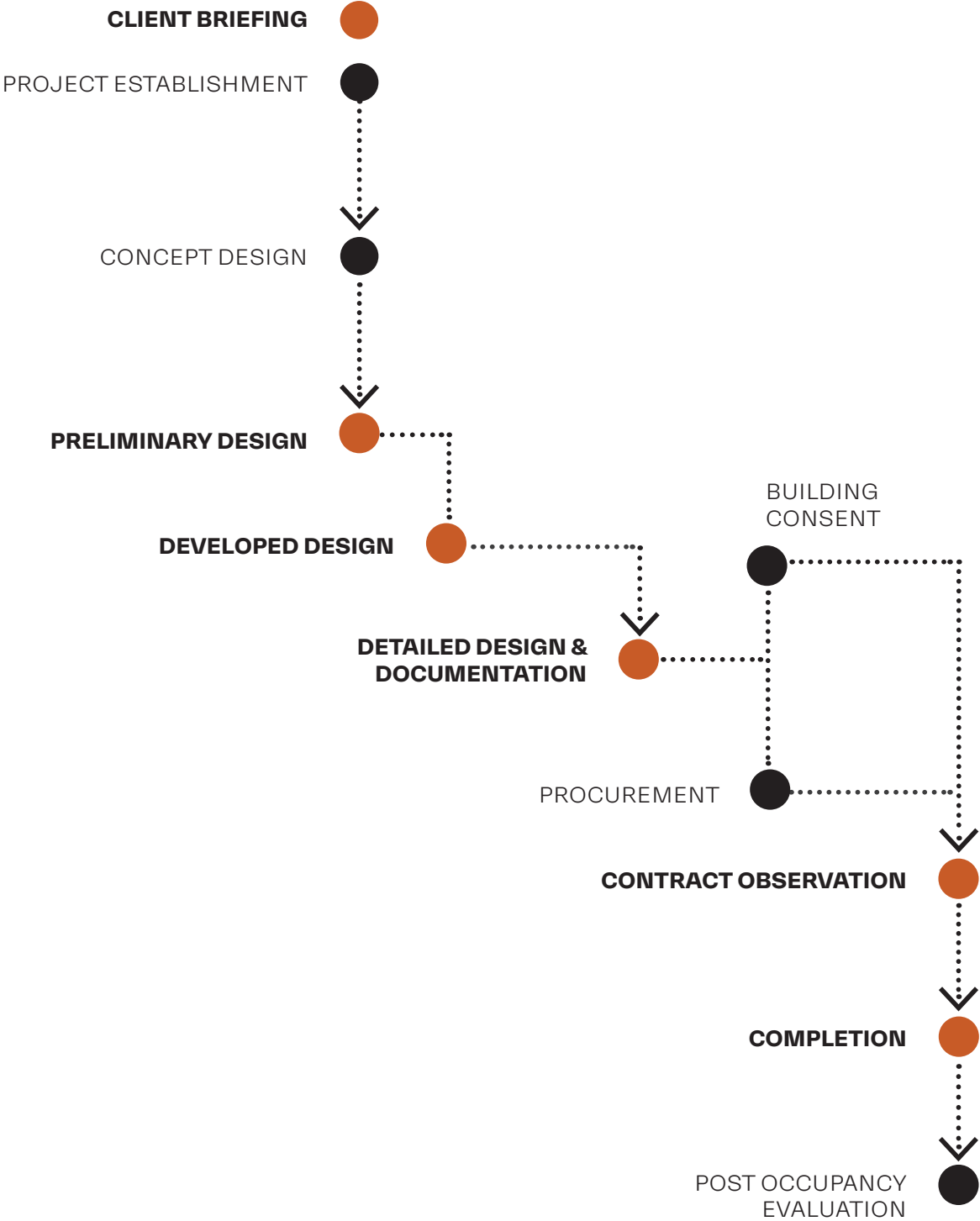




# DESIGN PHASES



Your project will follow a number of clearly defined stages from briefing to project completion and post occupancy evaluation. During this process Wingates will apply our skills in analysis, creativity and problem solving to achieve the best possible solution. These stages are:

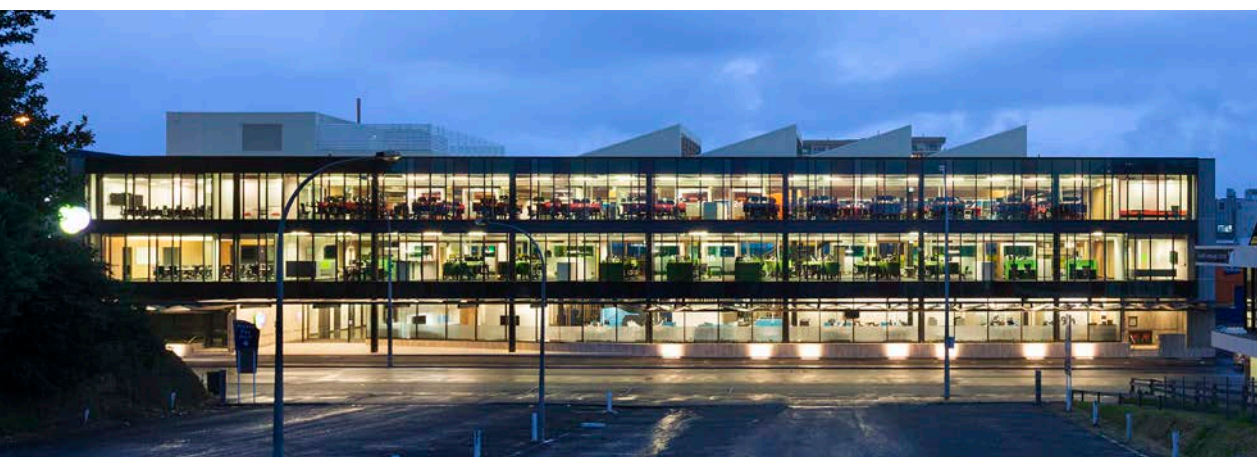
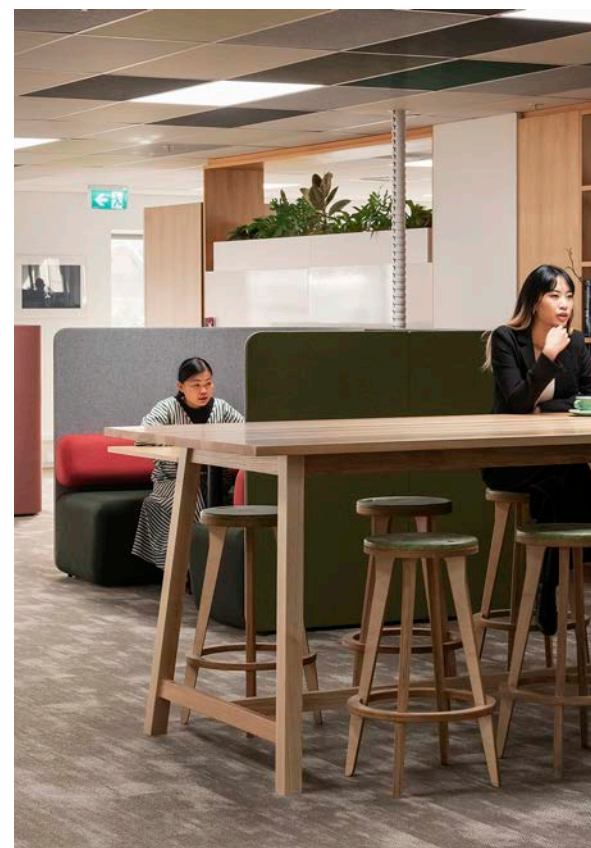
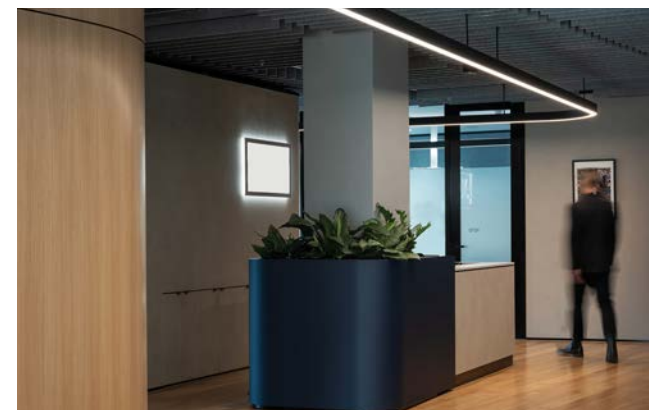
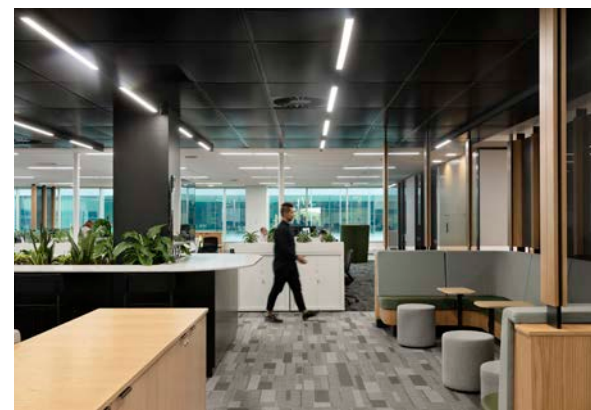




WE ARE  
ONE TEAM  
ACROSS  
AOTEAROA  
NEW ZEALAND











## THE KOLLECTIVE

Tauranga's first architecturally designed and built for purpose Co-working building. Selected as a parcel from the Historic village and discussed with local Iwi, the brief was to design an office space for both the client as well as community groups. Initially intended as an activity based working environment, from the beginning of the project the idea of a co-working space was encouraged to allow flexibility for the constant changing requirements of a workspace. A then uncommon concept in Tauranga that would lead the way for future commercial developments.

In keeping with the vernacular, the site responds to the local context. The barns and sheds in the historic village are reflected through the form and scale of the design. While local railways and truss systems are referenced in the construction. The plan needed to be open and flexible and fit 150 workstations. Originally the amenities were located within the main building however after contemplation it was decided to create two parts to the overall design. The amenities were pushed out of the main building creating a new secondary building connected by a central core acting as the main form of circulation. This allowed the main building to be opened up, achieving the desired flexible open workspace while reducing overall costs and breaking up the large mass into shed like forms that responded to the scale of the surrounding architecture. Through this all workers were able to have a view and a connection to the outdoor area.

### AWARDS

BeST Awards Gold 2019

Interior Awards: Finalist 2019

NZ National Property Awards Finalist 2019

NZIA : Waikato Bay of Plenty Architecture Award 2019







## TRUSTPOWER

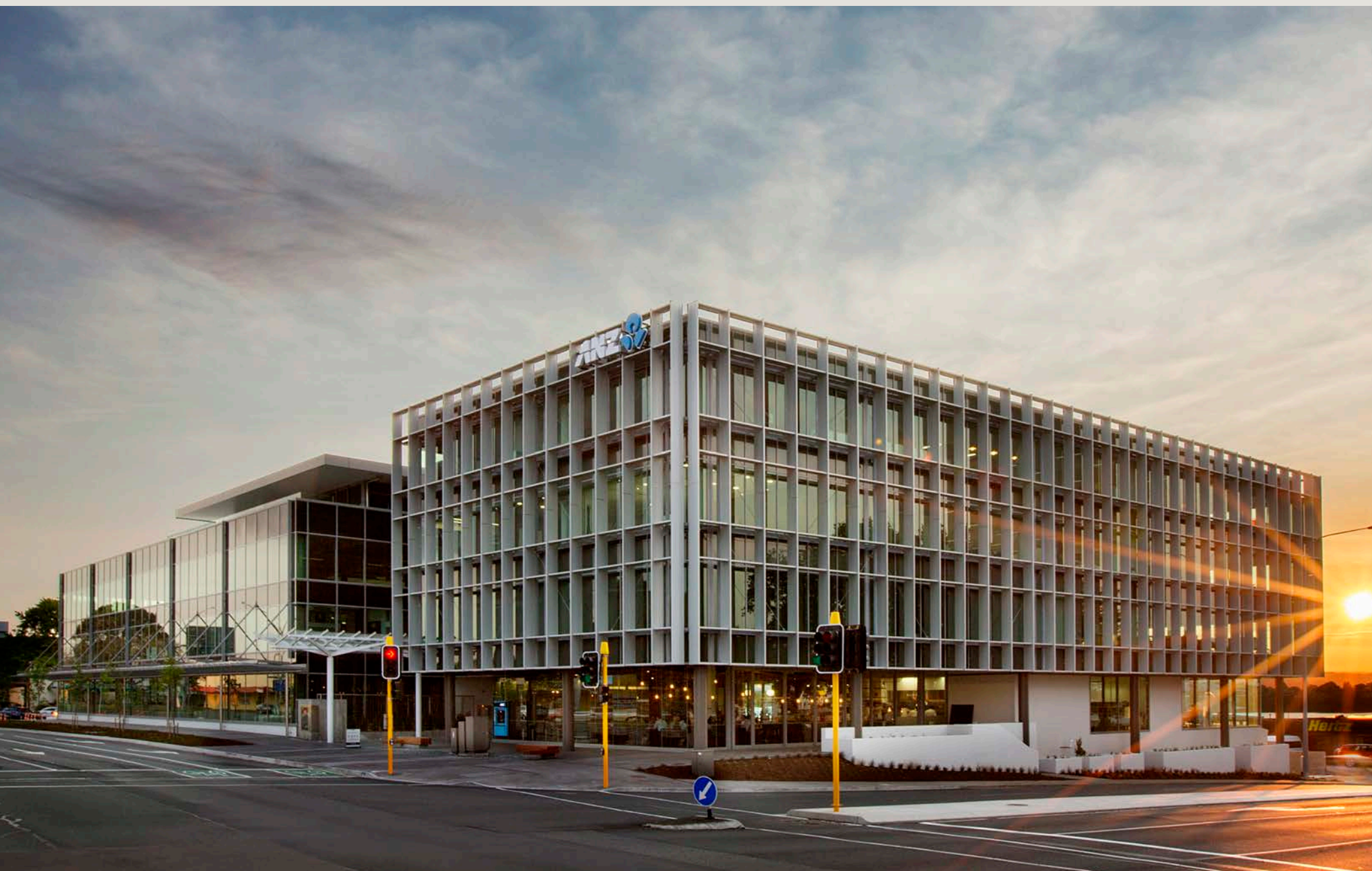
This headquarters building for a major electricity generation and retailing company is located on a 2,700 m<sup>2</sup> central city site in Tauranga. Office accommodation is arranged on ground floor and two upper levels with a main entrance from Durham Street. There is a semi basement parking/ services level accessed at grade from Durham Lane. The Gross Floor area of the building is 9,750M<sup>2</sup>. The building occupies the entire width of the site. A large central atrium provides physical and visual connection between the three office floors. Above this atrium is a saw-tooth roof. This introduces glare free natural light to the centre of the floorplate. The Durham St façade comprises two horizontal glazed bands floating above the recessed ground floor. Mediating between these is a triangulated steel canopy. Where the building meets the footpath is a continuous limestone-clad planter. This is broken only at the entrance recess where a limestone-clad wall guides visitors into the building. Full-height glazing to each upper level is broken by a recessed aluminium panel at every floor. This expresses the dynamic horizontal quality of the space behind. The glass is a random mix of four colours and three widths, selected to create a subtle mix of transparency, tone and reflectivity. The glazing to the upper floors appears to be stretched between the textured concrete end walls that wrap around onto the principal elevations. These introduce a vertical emphasis to contrast the horizontal glazing and express their structural purpose to provide seismic bracing to the extensive floorplates.





## ANZ BUSINESS CENTRE

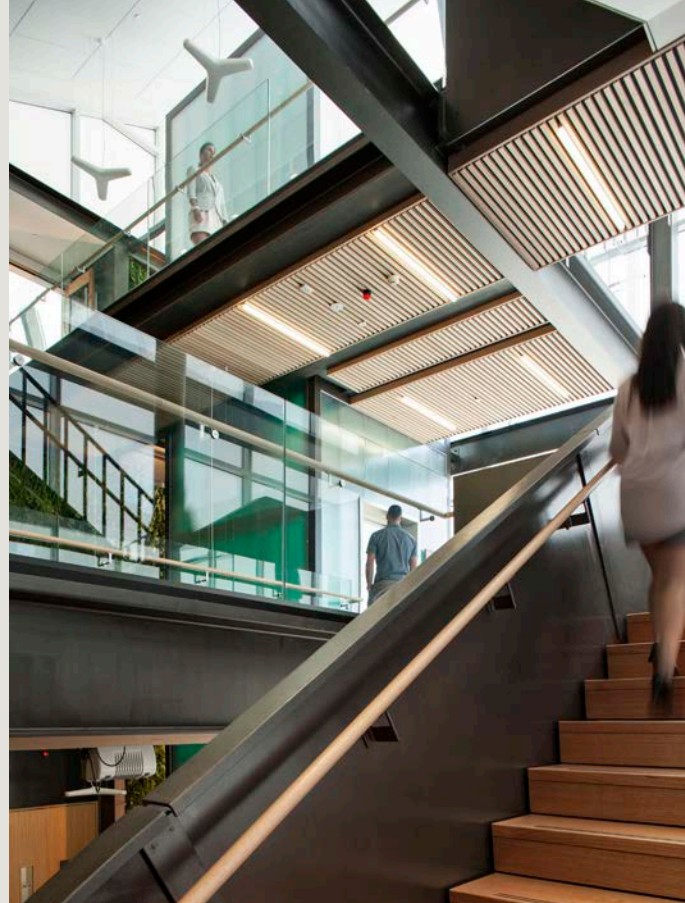
This building was designed to accommodate some of Tauranga's premier tenants across four floors and eight thousand square meters. It offers a strong face to the city and provides a collection of spaces that have fostered a sense of community between those who occupy the building. The building's size and relationship to the Cameron Road and Elizabeth Street intersection reinforces the corner and helps enclose Cameron Road. Entry to the building is defined by a recess in the Cameron Street facade which gives protection to the entry and divides the potentially long elevation. The building can be read as two. A potentially monolithic mass is broken down in scale by differing heights and facade treatment. The floor plates, which were developed with the tenants throughout the initial design process, pinwheel from a core which provides a flexibility of occupancy within the building whilst still connecting directly with the car parks to the rear of the site. A main entry canopy within the recess on Cameron Road, and its associated plaza, give a sense of entry for the pedestrian and connects them more directly to the vertical circulation within.



### AWARDS

NZIA: Waikato Bay of Plenty Architecture Award 2013  
NZPC Award: Excellence for Commercial Office 2013





## KATHLEEN KILGOUR CENTRE

Completed in late 2014, the Kathleen Kilgour Centre is a three-storey building with a total area of 3,000m<sup>2</sup> and an overall site area of a compact 1,000m<sup>2</sup>. The \$34m radiotherapy treatment facility is expected to provide annually for 500-600 patients with local cancer-treatment options. The emphasis has been on creating a patient-centered facility that is easy to access and navigate, psychologically calm and welcoming. The client requested that the building be substantially powered from a renewable energy source therefore a large solar array was incorporated into the design. At the southern end is an easily discernible translucent 'box', which at night becomes a glowing beacon for the centre.

Buildings for healthcare are amongst the most urgent, rewarding and technically challenging design tasks for an architect. Medical environments can often be intimidating and unsettling for patients. When designing this facility we gave great consideration to the technical aspects of the project, but utmost in our minds was the introduction of measures that might improve the experience for those that use it.

### AWARDS

2015 BEST Award Silver: Public and Institutional Spaces  
 NZPC Award: Excellence 2015  
 NZIA: Waikato Bay of Plenty Architecture Award 2015  
 NZIA: Public Architecture Award 2015  
 NZIA: Resene Colour Award 2015





## CUBRO

Designed to house over 5,000m<sup>2</sup> of warehouse, workshop spaces, retail showrooms and offices the client required a building that could serve multiple functions yet still provide them with a recognisable and unique identity in the area.

While the overall form is based on the simple and efficient warehouse portal it was important that the office and showrooms were articulated in a way that set them apart from not only the functional warehouse section but also the surrounding industrial neighbourhood. The office envelope has been wrapped with bronze zinc cladding and glazed curtain walls giving this area more prominence on the street front, while the balcony elements have been expressed as Corten steel 'cubes' that open to reveal a softer timber internal skin.







## SIMS

Designed to house over 6,000m<sup>2</sup> of warehouse, showrooms and office space the development successfully achieves the challenging functional requirements of a large storage and distribution building, as well as creating a vibrant and enjoyable open office space.

The building was designed as two separate forms connected by a large light filled atrium that clearly denotes the entrance, acts as a central spine linking the two functionally different spaces together. The open plan office benefits from full height glazing to three elevations which creates a light airy atmosphere. The northern elevation is articulated with vertical sun blades which control the mid-day shading, enhancing the main street view.

The building achieves a prominent and unique identity within Tauranga which fulfils the client's diverse needs.





## NEW WORLD TE KAUWHATA

New World Te Kauwhata is one of the first iterations of a new smaller format supermarket design initiative. This new concept and approach to supermarkets was led by prioritising the human experience and integrating this into the existing New World Fresh philosophy. It recognizes that Aotearoa is changing in both behaviours and expectations of food & grocery retail. Our challenge was to create a world-class supermarket environment and shopping experience that places the Customer at the core of it's design – a place where upon entering, both staff and customers experience is enhanced as they move through the environment – relaxed and with all the senses engaged and at play.

AWARDS  
2022 BEST Awards Bronze: Retail Environments





## NEW WORLD PUKEKOHE

New World Pukekohe is the first of a new design initiative lead by FSNI. Our challenge was to create a world-class supermarket environment that places the human and human needs at the core of it's design – a place where upon entering and without even knowing why, both staff and customers well-being is enhanced as they move through the environment – relaxed and with all the senses engaged and at play. The team was given the opportunity to redefine what a supermarket is - a place to enhance how we live as individuals and a community by sharing the love of food.

Our response was to start with the creation of a marketplace atmosphere that provided an enhanced customer experience, engagement and a sense of community and interaction. The layout and flow was a critical part of creating a comfortable and positive environment. Internal fixtures and racking were placed to optimise sight lines and draw customers through the store whilst maximising linger time and interaction with the product. The key was to create a sense of discovery whilst ensuring the space was not cluttered and overwhelming.

The marketplace typology and language was accentuated and humanised by using contrasting materials and volumes. Throughout the store natural and authentic materials have been used to create a more human environment. New World 2.0 provides the quality of design that reflects the brands quality of product, while creating a convenient and enjoyable experience.

AWARDS  
2020 BEST Awards Silver: Retail Environments







## GLOBAL INSURANCE COMPANY

This Global Insurance company with an already established global brand identity chose to move to Auckland's vibrant commercial bay.

Our challenge was to design a space that reflected the global brand with subtleties that represented local identity. With strict brand identity guidelines in place, it was important we maintained the professionalism of the corporate brand while adapting to new ways of working. Additionally, the workspace needed to enable the team to be most productive in spaces that facilitated their needs. The result is a space that works to a 60% occupancy model with the capacity to grow, creating a faceted environment to facilitate different work styles. Front of house and back of house are split with spaces throughout to focus, meet and collaborate while embracing the 360 views. Connected by a singular linear feature pendant, the front of house is the heart of the design. It's a space to greet, meet and gather. The pendant travels through multiple zones - from the concealed collab space, around the reception, right through to the kitchen.

Back of house was designed around a core pathway with central internal meet spaces surrounded by workstations. Changes in flooring created distinguished zones to establish workspace versus collaboration. Focus rooms and presentation hubs were positioned with vibrant outlooks and views towards busy pedestrian spaces. Working closely with the client's identity, we used materiality as an opportunity to add texture and colour. Rendered concrete walls with 'hospo' level lighting enriched the environment, deep blue textured carpets in the meeting rooms added vibrancy & lushness, timber walls - a subtle connection to local gave the office its own kiwi identity. The outcome was a design that strongly reflected global brand identity while boldly having its own character and a workspace that adapts to the evolving way of working that allows its team to thrive.

**AWARDS**  
2022 BEST Finalist: Offices & Workplace Environments





## KPMG BUILDING

The KPMG building consists of a client floor and four working floors across 8,300m<sup>2</sup> housing approximately 600 staff. The brief called for the refurbishment of the entire building, while being occupied by the tenants KPMG and Kensington Swan. The client floor is shared between the two clients, and had to meet the requirements of both. On the working floors each client was treated as a separate design brief with different outcomes.

We affirmed the building's single strongest asset - its outstanding connection to the harbour. Our key proposition was to open up the client floor to the exceptional views for the benefit of both clients and staff, and unlock the potential of how the space could be used. By rearranging the boardrooms we were able to expose the entire front elevation of the building to the deck and harbour beyond. This has transformed how the business is able to position itself as a place where people want to be, and engage with clients in a variety of new settings in a stunning location.

AWARDS  
2017 Best Awards Gold: Offices and Workplace Environments





## TAX MANAGEMENT NEW ZEALAND

We were proud to work closely with the Tax Management NZ team with the design and delivery of their new head office at 23 Custom street, Auckland. We shared their passion for creating a workplace that ensured people and the environment were at the heart of every decision. The result is a testament to that passion and ambition to build a more sustainable future for Aotearoa. We are proud of our team members for creating an open, inviting environment that has been “designed to limit the impact on future generations”.

Materials used in the new space have been chosen with sustainability in mind. TMNZ’s new home features Jacobsen’s carpets made from recycled drinking bottles, Tarkett hard floors manufactured from recycled PVC, and Green Tag Certified Autex Cube ceiling tiles, made with at least 40 percent recycled materials.

We selected sustainably-sourced mataī joinery and panels, and recycled rimu tables. We also chose sustainable furniture fabrics for every chair and stool.

No detail was too small; desktop surfaces at TMNZ are now made of all-natural linoleum, produced from pure oxidised vegetable linseed oil and natural pine rosin. We also made use of recycled products, including a reused office pod that hosts our breakout meetings.

The office was designed for TMNZ people. Collaborative spaces and new technology enable them and customers to work together regardless of where they are in New Zealand. Technology including whiteboard cameras, immersive collaboration spaces and fully cable-free working ensure they are more connected than ever and reduce the need for unnecessary travel.





## BRYNDERWYN HOUSE TARA CREST

Our clients required a family home that they could live in without it feeling too big, and accommodate regular visits from their children and family. The rooms and circulation areas were also designed to be an appropriate size to suit wheelchair and disabled persons access. This meant that ramps and easy access routes played a prominent part in the Architecture of the building. Three pavilions joined together with a linking corridor. The home sits lightly on a paddock, which was previously a potato farm. The house faces North towards the Brynderwyn Hills, on a peaceful rural setting.

The Tara Crest home is anchored by a long Insitu concrete wall that houses the lounge storage, the fireplace to the living area, and supports sheltered seating to the outside area all within the third pavilion. The idea of the wall being that it acts as the 'ruin' you often see when passing a site where a farmhouse once used to be, and the house has fallen away over the years. The ruin has kept the secrets, and has shared the memories of good and not so good times of the occupants.







## WINTLE STREET

This coastal site has been owned by the family for the past 100 years, and it is their wish to keep it in the family for the foreseeable future. The house rests on a narrow parcel of land that runs parallel to the sea and beach, looking out towards the Mokohinau Islands.

The house sits low and is a single level stepping down to meet the natural contours, minimising its bulk on the ridgeline as well as the wind loading. The intention was to place the house on the site without too much disruption; the land was never adjusted to suit. The materials and finishes are durable and relatively maintenance free due to the harsh coastal environment, and upon entering the house one is greeted by the stunning view. The living space is the internal viewing space where you can spend hours looking across the water and up and down the coast.





# OUR PROMISE

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## ■ Our Sustainability Promise

At Wingates, we believe that world-class Architecture, interior design and building performance, are intrinsically connected. Our humanistic approach to sustainable design acknowledges that performance is driven by people, place, and program. We are the kaitiaki – guardians of the environment and by blurring the boundaries between inside and outside, our buildings connect people to nature, leading to healthy and productive environments where individuals are engaged in their surroundings. Our architecture reminds people that they are deeply connected with the Natural Environment, even when they are inside.

We are active members of the New Zealand Green Building Council (NZGBC), Living Building challenge including LBC Core, Lifemark NZ and WELL Building and Nabers certification methods.

Wingates are proudly Toitu net carbonzero certified. This is something which we believe is amongst our highest priorities as a business and reflects our collective belief that we all need to act right now on the impacts of climate change.



## ■ Our Office Promise

Wingates aim to reflect our commitment to sustainable development through the way we dispose and manage waste in all of our locations.

As part of our commitment we will seek to:

- Minimise waste produced.
- Maximise reuse of waste materials.
- Increase the proportion of waste recycled.

We will always actively seek out opportunities to eliminate waste arising, find new ways of disposing of waste and increase the proportion of materials recycled where possible.

We will ensure procedures and equipment are in place for the safe storage, collection, handling and treatment of waste. We will promote the use of reusable, recyclable and recycled products through our purchasing policies.

We will continue to raise awareness relating to waste and actively promote positive attitudes and actions of our people to deliver effective waste minimisation and recycling.

## ■ Our Company Promise

We continue to make full and innovative use of carbon friendly billing practices via Xero. Clients are invoiced electronically once a month. This amounts to considerable savings in both mailing costs and paper. We continue to improve the processes and training of our people and our clients to reduce the amount of printed materials (e.g. double sided printing and copying and viewing material electronically) thus reducing the waste paper, the use of ink and cartridges. Reduce the amount of travel from site to site by using IT communication services wherever possible. We will continue to train and develop our people in the awareness and practice of eco-friendly processes through targeted in-house professional development initiatives and in dialogue with other professional affiliations.





# OUR RESPONSIBILITY

wingates

## ■ Health and Safety

We are required to comply with the provisions of the Health and Safety at Work Act 2015. Where our employees are on your premises, or visiting sites you are responsible for, we expect them to be advised of any risks or hazards that apply or to be inducted in line with your health and safety procedures. If there are any specific health and safety requirements regarding your premises or site that need us to take special precautions you will advise us in advance. Our Health and Safety policy and procedures are available upon request.

## ■ Safety in Design

Safety in Design (SID) plays a significant part in our design processes, to ensure that the projects we design can be safely constructed, maintained and operated. As part of the developed / detailed design phases we will produce a SID hazards register to identify and mitigate any potential safety in design issues which will be specific to the requirements of the project brief, but also allows for a degree of 'future proofing'. This SID scheme will not only be a design tool, but intended to be efficiently implemented with the Contractor's Site Specific Health & Safety plan once they have taken possession of a site.

## ■ COVID-19 Response

We are constantly evolving our response and actions in relation to the COVID-19 global pandemic and its effect on New Zealand. We have the ability to be flexible, adjust and adapt to our environments and our internal and external team dynamics have been critical during this time. Above all the safety of our clients, staff and community has been our priority, and we have full capability to seamlessly work from home and deliver our services under all COVID-19 precautions.

## ■ Quality Assurance

All projects are a journey and as a journey it becomes easier to envisage, plan and execute with a good map. Wingates believe that quality management is core business and integral in providing quality assurance to a registered NZIA practice. Each project has a Project Quality Plan (PQP) and our QMS covers all Wingates processes and procedures. This system identifies, understands, and manages interrelated processes that contributes to our organisation's effectiveness in achieving objectives. The Project Quality Plan gathers project specific information in one document including all contact information, milestone events and activities and provides gateway check points for the project. Our QMS provides internal self-checks of design and documentation which ensures consistency and completeness of information. This is tied closely to other documents such as the Project Risk Register and Safety in Design Documents.





# AWARDS AND ACKNOWLEDGEMENTS

wingates

**The best reward is one where the result is fit for purpose and thoroughly enjoyed by all of its occupants however it is always meaningful to be acknowledged within the industry. Wingates have achieved numerous design awards, including the following:**

BEST Awards Bronze: Retail Environments for New World Te Kauwhata 2022  
BEST Awards Finalist: Offices & Workplace Environments for Tax Management New Zealand 2022  
BEST Awards Finalist: Offices & Workplace Environments for Global Insurance Company 2022  
BEST Awards Silver: Retail Environments for New World Hobsonville 2021  
BEST Awards Bronze: Offices & Workplace Environments for Property Funding 2021  
BEST Awards Silver: Retail Environments for New World Pukekohe 2020  
BEST Awards Bronze: Repurposed Spaces for 24 Morrow 2020  
BEST Awards Gold: Offices & Workplace Environments for The Kollektive 2019  
BEST Awards Finalist: Offices & Workplace Environments for Broadspectrum 2019  
BEST Awards Finalist: Public Good for Mangawhai Historic Village 2019  
Interior Awards: Finalist Workplace Over 1000m2 for The Kollektive 2019  
NZ National Property Awards Finalist The Kollektive 2019  
NZIA : Waikato Bay of Plenty Architecture Award for The Kollektive 2019  
BEST Awards Silver: Offices & Workplace Environments for WORKCO Studio 2018  
NZIA : Waikato Bay of Plenty Architecture Award for Cubro Tauriko 2017  
BEST Awards Gold: Offices & Workplace Environments for KPMG 2017  
NZIA : Waikato Bay of Plenty Architecture Award for Te Wananga o Aotearoa 2016  
NZIA : Waikato Bay of Plenty Architecture Award for SIMS Distribution Tauriko 2016  
NZIA : Waikato Bay of Plenty Architecture Award for Trustpower HQ 2016  
BEST Award Silver: Public and Institutional Spaces for Kathleen Kilgour Centre 2015  
NZPC Award: Excellence for Kathleen Kilgour Centre Tauranga 2015  
NZIA: Waikato Bay of Plenty Architecture Award for Kathleen Kilgour Centre 2015  
NZIA: Public Architecture Award for Kathleen Kilgour Centre 2015  
NZIA: Resene Colour Award for Kathleen Kilgour Centre 2015  
NZIA: Waikato Bay of Plenty Architecture Award for Norris Ward McKinnon 2013  
NZIA: Waikato Bay of Plenty Architecture Award for Elizabeth Cafe and Larder 2013  
NZIA: Waikato Bay of Plenty Architecture Award for Cooney Lees Morgan 2013  
NZIA: Waikato Bay of Plenty Architecture Award for ANZ Business Centre 2013  
NZPC Award: Excellence for ANZ Business Centre 2013  
NZIA: Waikato Bay of Plenty Architecture Award for Staples Rodway Accountants 2013  
BEST Award: Finalist Offices & Workplace Environments for Cooney Lees Morgan 2013  
NZPC Award: Excellence for Commercial Office ANZ Business Centre Tauranga 2013  
BEST Award: Finalist Offices & Workplace Environments for Norris Ward McKinnon 2012  
BEST Award: Bronze: for Brynderwyn House 2011  
NZIA: Auckland Architecture Award for 8 Canada Street 2010  
BEST Awards Silver: Built Environment for 8 Canada Street 2010  
BEST Award Bronze: Offices & Workplace Environments for Redwood Group 2010  
NZIA: Waikato/Bay of Plenty Architecture Award for Hobec Legal Office 2009  
NZIA: Auckland Architecture Award for Bell Tea & Coffee 2009  
BEST Award Silver: Built Environment for Bell Tea & Coffee 2009  
BEST Award Bronze: Offices & Workplace Environments for Hobec Legal Office 2009  
NZRIA: Personal Division Winner for Eyewear at Milford 2008  
NZRIA Colour Award for Eyewear at Milford 2008  
BEST Award Gold: Retail Environments for Eyewear at Milford 2008  
BEST Award Bronze: Retail Environments for Cite Showroom 2008

