

# Hato Petera College Masterplan

For further information contact:

John Matthews  
Principal  
Hato Petera College


Phone:  
email:  
address: 103 College Road,  
Northcote,  
Auckland 0627

Sharon Kitea Halbert  
Manager - Operations & Special Projects  
Hato Petera College / Te Whanau O Hato Petera

Phone:  
email:  
address: 103 College Road,  
Northcote,  
Auckland 0627

Te Whanau  
o Hato Petera



hume   
hume architects limited  
info@hume.co.nz  
ph 09 232 7000  
fax 09 232 7009  
www.hume.co.nz



**Te Whanau  
o Hato Petera**



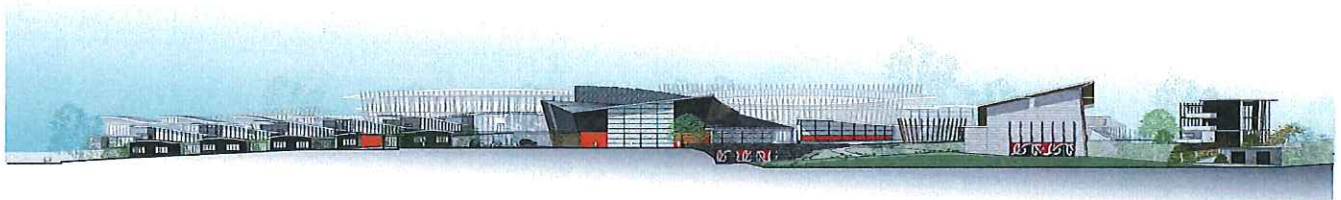
**hume**

Part of the Hume Group

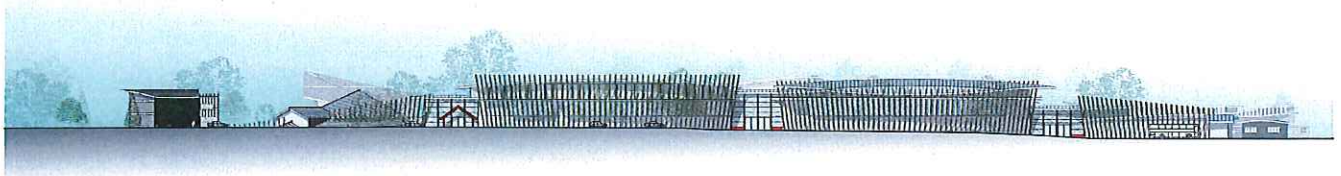
proposed development  
for the site of the  
new Hume Group  
development in the  
area of the site  
shown on the map  
above.







ELEVATION FROM NORTH



COLLEGE ROAD ELEVATION

Te Whanau  
o Hato Petera



hume

perth@hume.co.nz  
08 947 3071 ext 2  
hume@hume.co.nz  
Unit 2, 111-113 Main St  
2010 101 800  
Auckland, New Zealand  
www.hume.co.nz

Hume Architecture Limited



**Te Whanau  
o Hato Petera**

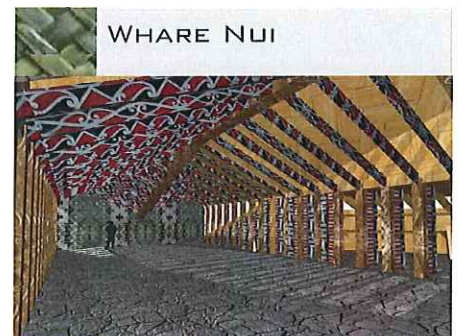
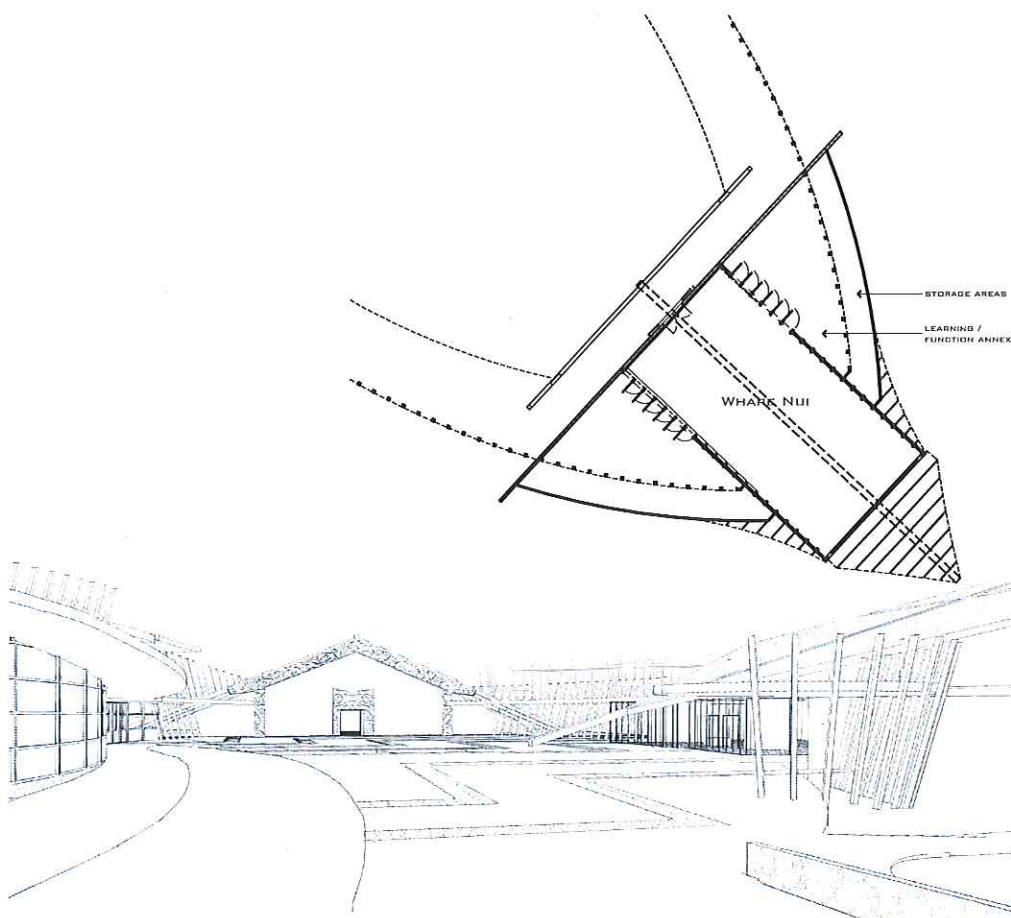


**hume**

hume architects  
 101-103 Pitt Street  
 Auckland 1010  
 New Zealand  
 Phone: +64 9 308 8888  
 Email: info@hume.co.nz  
 Website: www.hume.co.nz







## WHARE NUI

TE KAMAKA, THE WHARE NUI, REFLECTS THE TRADITIONAL PLAN AND PROPORTIONS OF THE MEETING HOUSE FACING NORTH AND THE MARAE AREA.

RELATING TUKU TUKU PANELS GIVE ACCESS TO ANNEXES EACH SIDE WHICH ACT AS LEARNING SPACES, AND AS REPOSITORY AND DISPLAY AREA FOR TOANGA AND STORAGE OF SLEEPING MATS ETC

COVERED AREAS EACH SIDE OF THE PAEPAE (THRESHOLD) ALLOW SHELTERED SEATING FOR FUNCTIONS ON THE MARAE.

### AREA

WHARE NUI (GF)	210 M <sup>2</sup>
CLASS / STORE 1-2 (GF)	200 M <sup>2</sup>
<b>TOTAL</b>	<b>410 M<sup>2</sup></b>
MARAE AREA - GATHERING SPACE	1540 M <sup>2</sup>

### CAPACITY

STANDING	330
----------	-----

hume<sup>2</sup>

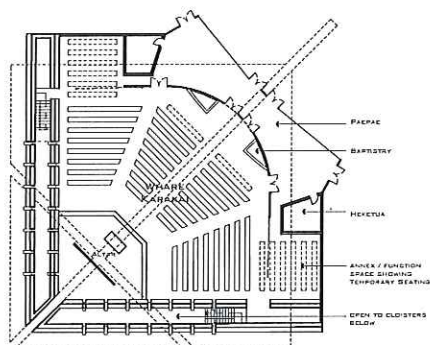
Te Whanau  
o Hato Petera



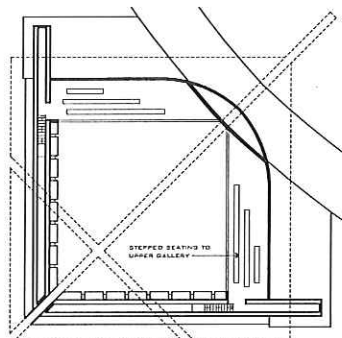
HATO PETERA COLLEGE, NORTHCOTE,  
MASTER PLAN



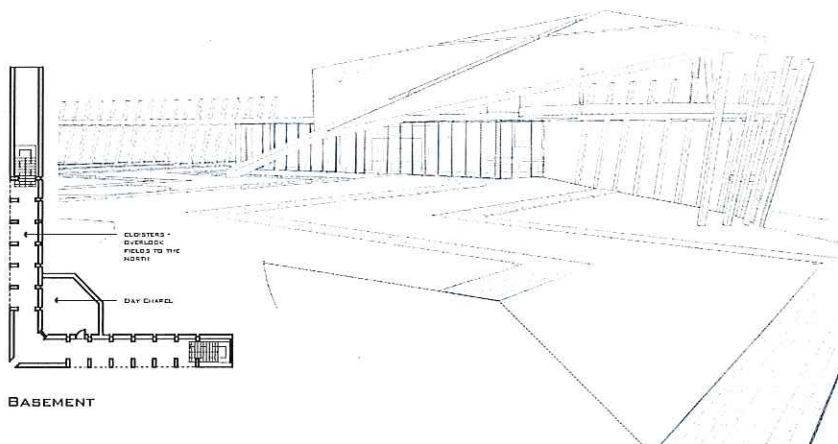




GROUND FLOOR



FIRST FLOOR



BASEMENT



## WHARE KARAKIA

THE CHAPEL IS DESIGNED TO ACCOMMODATE MODERN LITURGICAL SETTINGS AND PRACTICE.

A GALLERY PROVIDES ADDITIONAL SEATING SPACE, WHILE MEETING ROOMS CAN ACCOMMODATE CLASSES / LEARNING AREAS.

A SMALL DAY CHAPEL IS LOCATED VIA CLOISTERS IN THE BASEMENT.

### AREA

ENTRY (GF)	110 M <sup>2</sup>
AUDITORIUM (GF)	415 M <sup>2</sup>
DAY CHAPEL (B)	30 M <sup>2</sup>
MEETING SPACE 1 - 2 (GF)	70 M <sup>2</sup>
HEKETUA / TOILETS 1-2	25 M <sup>2</sup>
UPPER AUDITORIUM SEATING (FF)	145 M <sup>2</sup>
CORRIDORS (B+GF)	170 M <sup>2</sup>

TOTAL AREA **965 M<sup>2</sup>**

### CAPACITY

PERMANENT SEATING (80 ON FIRST FLOOR)	380
TEMPORARY SEATING	120
<b>TOTAL</b>	<b>500</b>

Te Whanau  
o Hato Petera



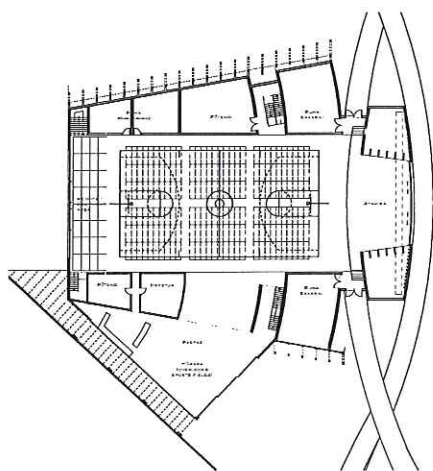
HATO PETERA COLLEGE, NORTHCOTE,  
MASTER PLAN

hume

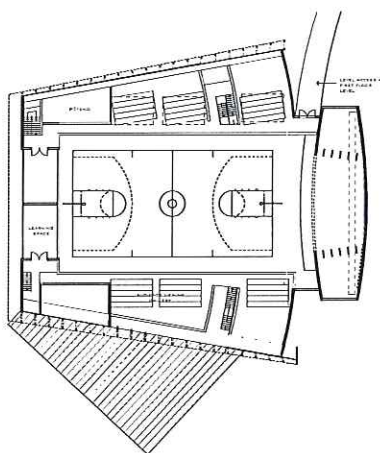
DESIGNED BY  
HUME  
ARCHITECTS  
2015



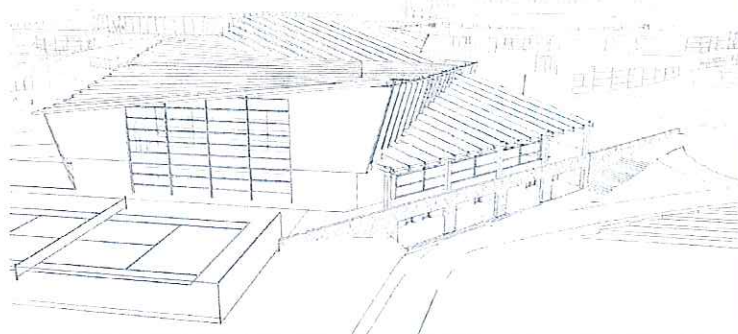




GROUND FLOOR



FIRST FLOOR



WHARE TAPERE / WHARE TAKA POREPORE	
AREA	
CHANGE ROOMS 1-6	235 M <sup>2</sup>
STAR WELLS	180 M <sup>2</sup>
CIRCULATION	190 M <sup>2</sup>
STAGE (GF)	140 M <sup>2</sup>
WINGS 1-2 (GF)	100 M <sup>2</sup>
GREEN ROOM 1-2 (GF)	165 M <sup>2</sup>
STORAGE 1-4	200 M <sup>2</sup>
HEKETUA / TOILETS (GF)	40 M <sup>2</sup>
FOYER (GF)	300 M <sup>2</sup>
WEIGHTS & GYM EQUIPMENT (GF)	110 M <sup>2</sup>
INDOOR COURT (GF)	700 M <sup>2</sup>
AUDIENGE VIEWING (FF)	190 M <sup>2</sup>
CLASS ROOMS 1-2 (FF)	65 M <sup>2</sup>
TOTAL	<b>2615 M<sup>2</sup></b>
CAPACITY	
SEATED AUDITORIUM	
- GROUND FLOOR	1000
- FIRST FLOOR	200
SEATED AUDITORIUM TOTAL	1200

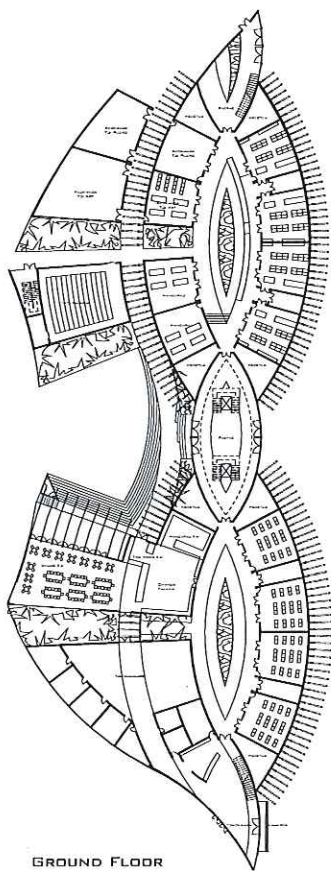
Te Whanau  
o Hato Petera



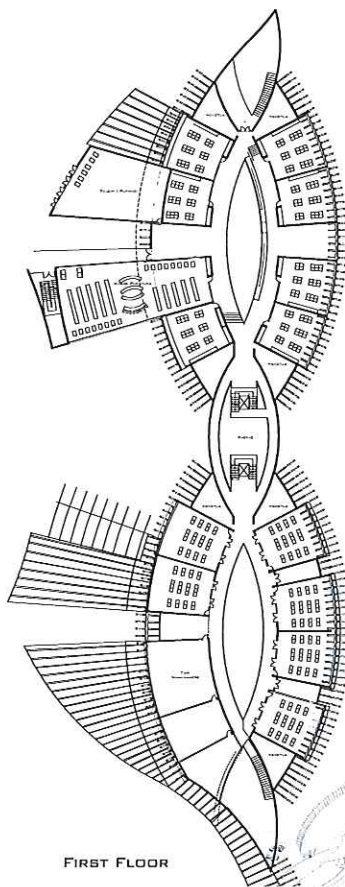
HATO PETERA COLLEGE, NORTHCOTE,  
MASTER PLAN

hume

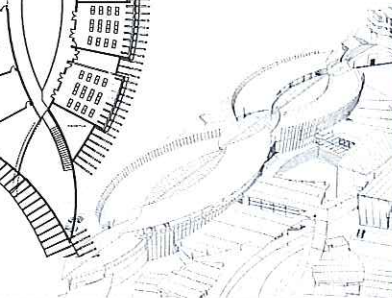




GROUND FLOOR



FIRST FLOOR



Te Whanau  
o Hato Petera



HATO PETERA COLLEGE, NORTHCOTE,  
MASTER PLAN

## DAME WHINA COOPER PUNA RANGAHAU TE MATAURANGA

### AREA

CLASS ROOMS 1-21	1835 M <sup>2</sup>
ART ROOM 1-2 (GF)	250 M <sup>2</sup>
MUSIC ROOM 1 (GF)	190 M <sup>2</sup>
TECHNOLOGY ROOM 1-2 (GF)	160 M <sup>2</sup>
FOOD TECHNOLOGY (GF)	55 M <sup>2</sup>
LECTURE THEATER (GF)	205 M <sup>2</sup>
IT / STUDY SPACE (FF)	210 M <sup>2</sup>
LIBRARY / IT	305 M <sup>2</sup>
KITCHEN (GF)	120 M <sup>2</sup>
CANTEEN (GF)	25 M <sup>2</sup>
WHARE KAI - DINING HALL (GF)	225 M <sup>2</sup>
RESOURCE ROOMS 1-6	135 M <sup>2</sup>
STAFF AREA (FF)	300 M <sup>2</sup>
TOILETS / SERVICE AREAS	520 M <sup>2</sup>
CIRCULATION	1820 M <sup>2</sup>

### TOTAL

6355 M<sup>2</sup>

### CAPACITY

WHARE KAI - DINING HALL	UP TO 150
LECTURE THEATRE	275

TOTAL NUMBER OF CLASS ROOMS	21
TYPICAL CLASS ROOMS	21
ART ROOMS	2
MUSIC ROOMS	2
TECHNOLOGY ROOMS	3

## TARI WHAKAHAERE

### AREA

PUBLIC RECEPTION (GF)	205 M <sup>2</sup>
OPEN PLAN OFFICE (GF)	80 M <sup>2</sup>
OFFICE 1-7 (GF)	195 M <sup>2</sup>
STATIONARY AND SUPPLIES (GF)	15 M <sup>2</sup>

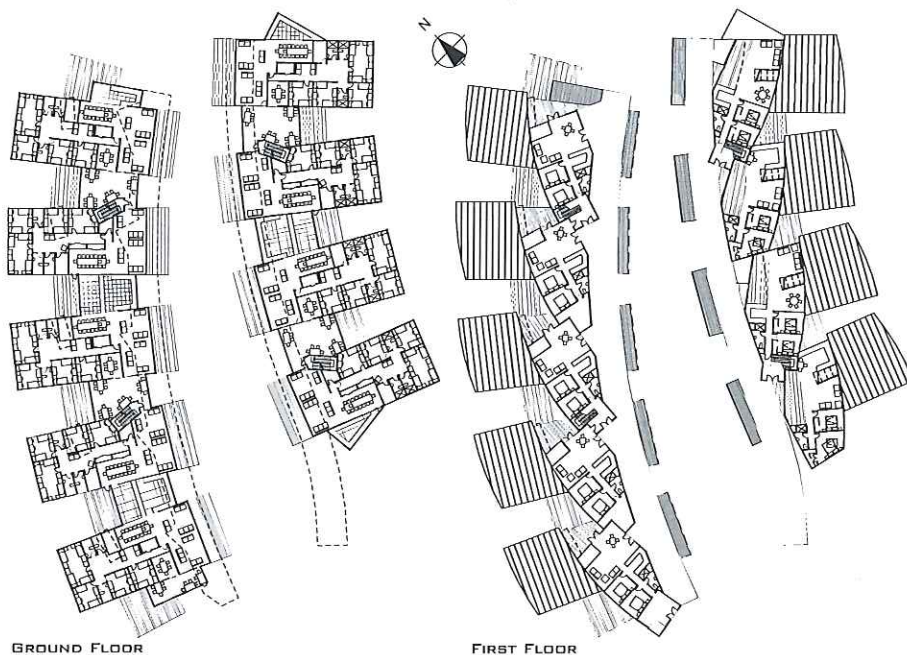
### TOTAL

495 M<sup>2</sup>

hume<sup>1</sup>

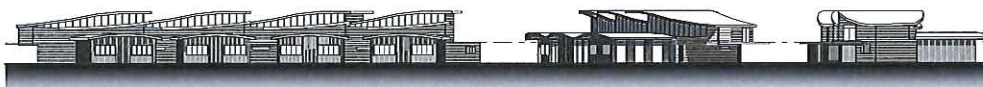






GROUND FLOOR

FIRST FLOOR

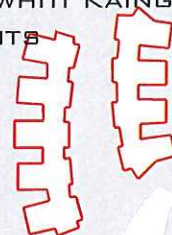


**Te Whanau  
o Hato Petera**



**HATO PETERA COLLEGE, NORTHCOTE,  
MASTER PLAN**

## WHARE NOHO RAWHITI KAINGA UNITS



### AREA

KAINGA NOHO UNITS	9 AT	240 M <sup>2</sup>
	TOTAL	2160 M <sup>2</sup>
MATUA ATAWHAI UNITS	9 AT	125 M <sup>2</sup>
	TOTAL	1125 M <sup>2</sup>

### CAPACITY

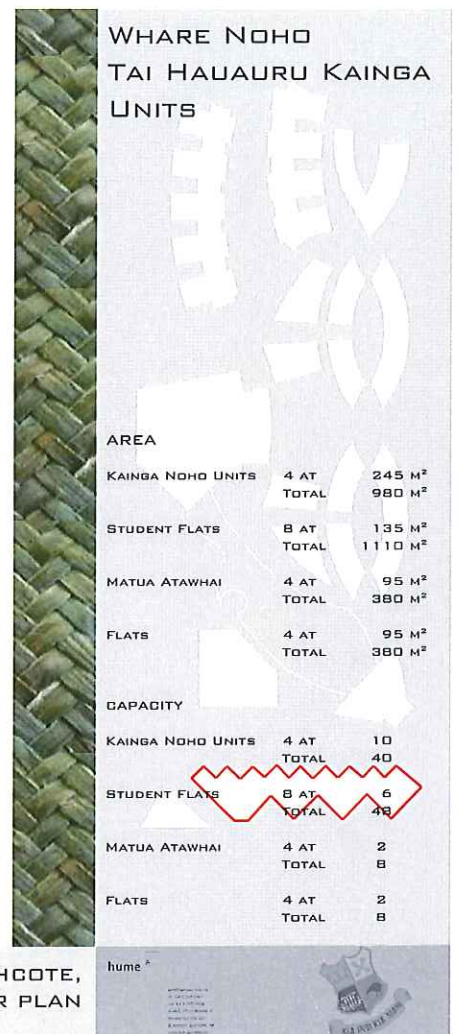
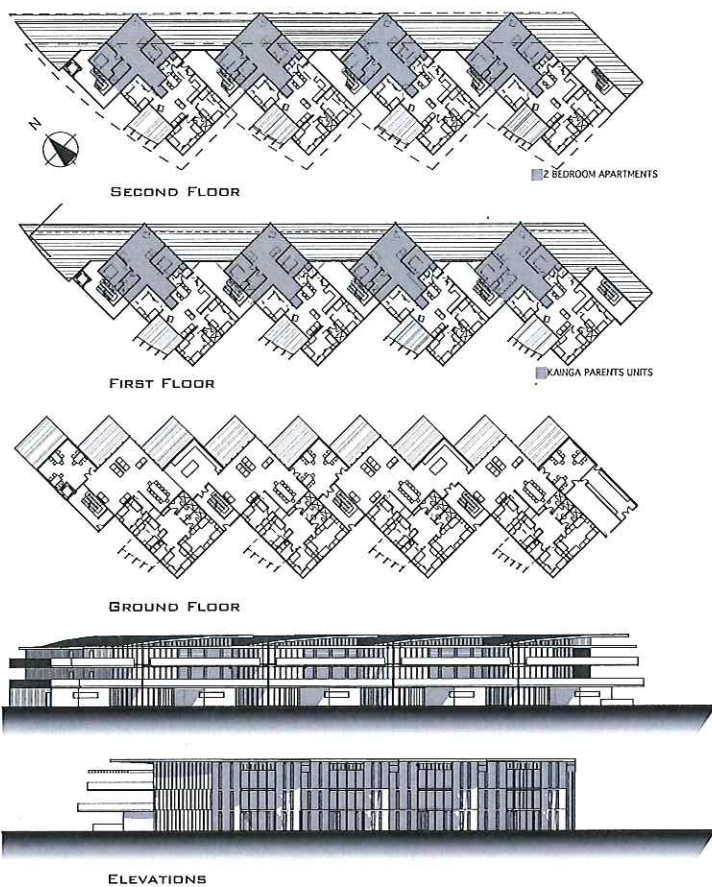
KAINGA NOHO UNITS	9 AT	10
	TOTAL	90
MATUA ATAWHAI UNITS	9 AT	2
	TOTAL	18

hume

hume

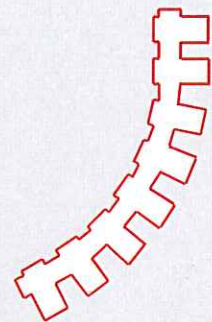








## WHARE NOHO RAKI KAINGA UNITS



### AREA

KAINGA NOHO UNITS	8 AT	245 M <sup>2</sup>
	TOTAL	1960 M <sup>2</sup>

MATUA ATAWHAI UNITS	8 AT	160 M <sup>2</sup>
	TOTAL	1280 M <sup>2</sup>

### CAPACITY

KAINGA NOHO UNITS	80 - 112
MATUA ATAWHAI UNITS	8 - 16

REFER TO NORTH KAINGA UNITS  
OPTIONS 1 -3

Te Whanau  
o Hato Petera

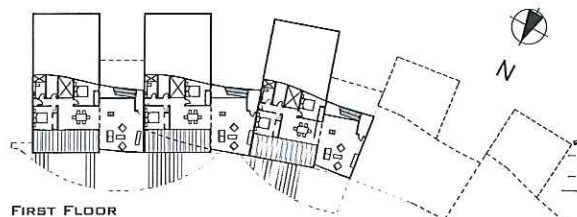


HATO PETERA COLLEGE, NORTHCOTE,  
MASTER PLAN

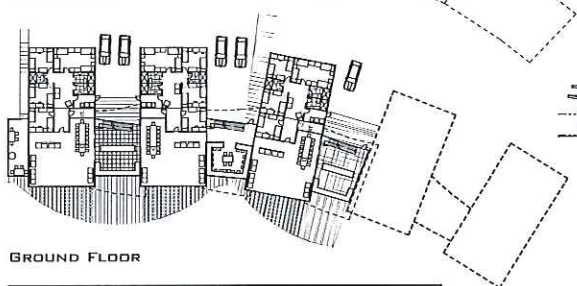
hume

Architectural Services  
100-1000  
100-1000  
100-1000  
100-1000  
100-1000  
100-1000  
100-1000



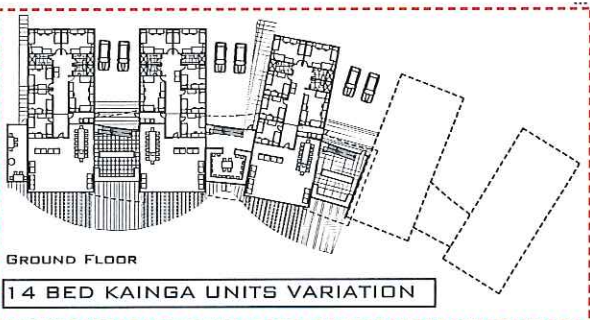


FIRST FLOOR



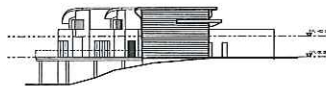
GROUND FLOOR

10 BED KAINGA UNITS

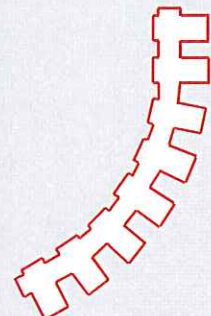


GROUND FLOOR

14 BED KAINGA UNITS VARIATION



## WHARE NOHO RAKI KAINGA UNITS OPTION 1



### AREA

OPTION 1 (10 BED KAINGA NOHO UNITS)	
1 KAINGA NOHO UNIT	245 M <sup>2</sup>
1 MATUA ATAWHAI UNIT	160 M <sup>2</sup>

### CAPACITY

1 KAINGA NOHO UNIT	10
1 MATUA ATAWHAI UNIT	2

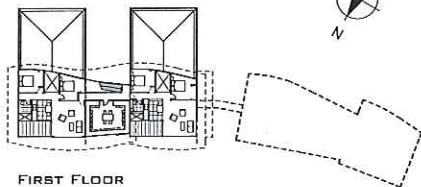
### VARIATION OPTION 1 (14 BED KAINGA NOHO UNITS)

1 KAINGA NOHO UNIT	275 M <sup>2</sup>
1 MATUA ATAWHAI UNIT	160 M <sup>2</sup>

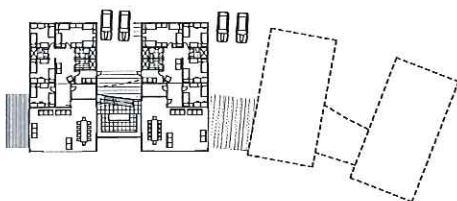
### CAPACITY

1 KAINGA NOHO UNIT	14
1 MATUA ATAWHAI UNIT	2

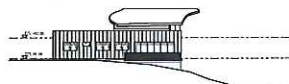
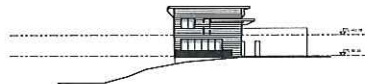
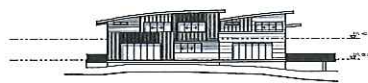




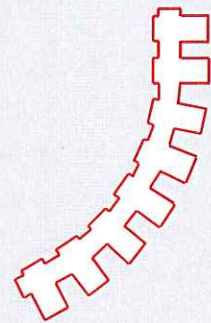
FIRST FLOOR



GROUND FLOOR



## WHARE NOHO RAKI KAINGA UNITS OPTION 2



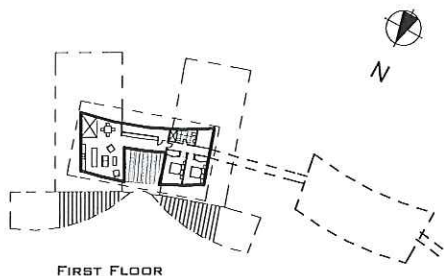
### AREA

1 KAINGA NOHO UNIT	215 M <sup>2</sup>
1 MATUA ATAWHAI UNIT	90 M <sup>2</sup>

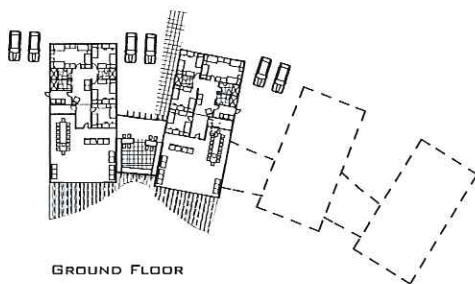
### CAPACITY

1 KAINGA NOHO UNIT	10
1 MATUA ATAWHAI UNIT	2

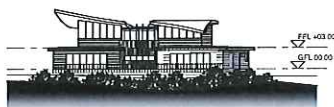




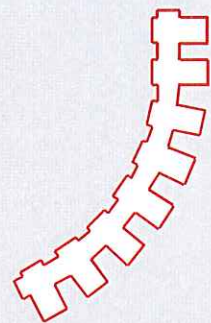
FIRST FLOOR



GROUND FLOOR



# WHARE NOHO RAKI KAINGA UNITS OPTION 3



## AREA

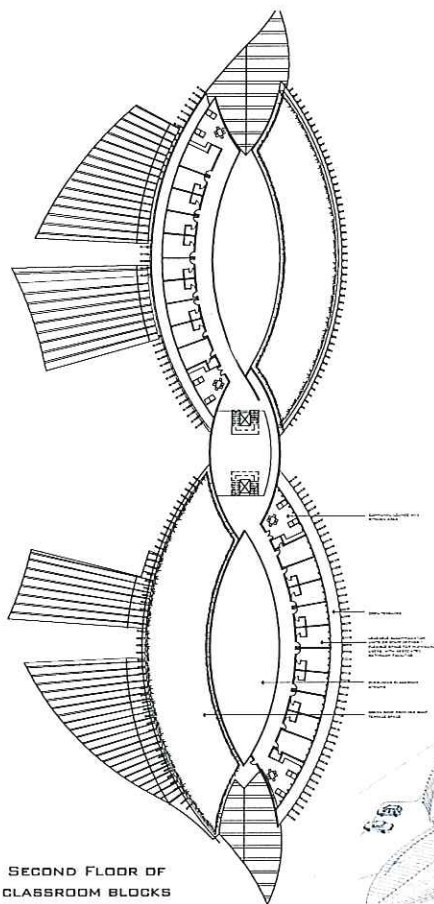
1 KAINGA NOHO UNIT	215 M <sup>2</sup>
1 MATUA ATAWHAI UNIT	150 M <sup>2</sup>

## CAPACITY

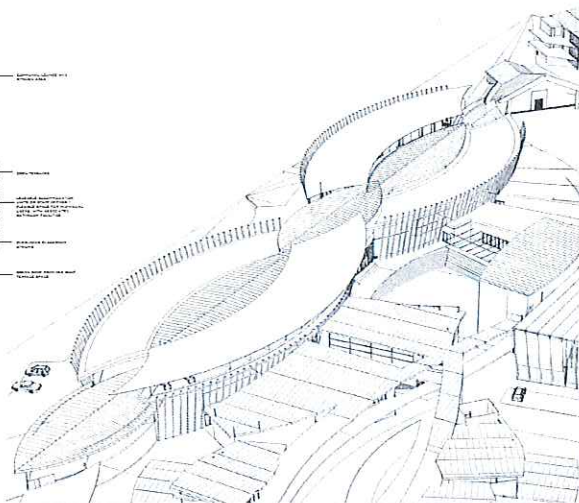
1 KAINGA NOHO UNIT	10
1 MATUA ATAWHAI UNIT	2

NB: THIS OPTION HAS ONE MATUA ATAWHAI UNIT PER TWO KAINGA NOHO UNITS





SECOND FLOOR OF  
CLASSROOM BLOCKS



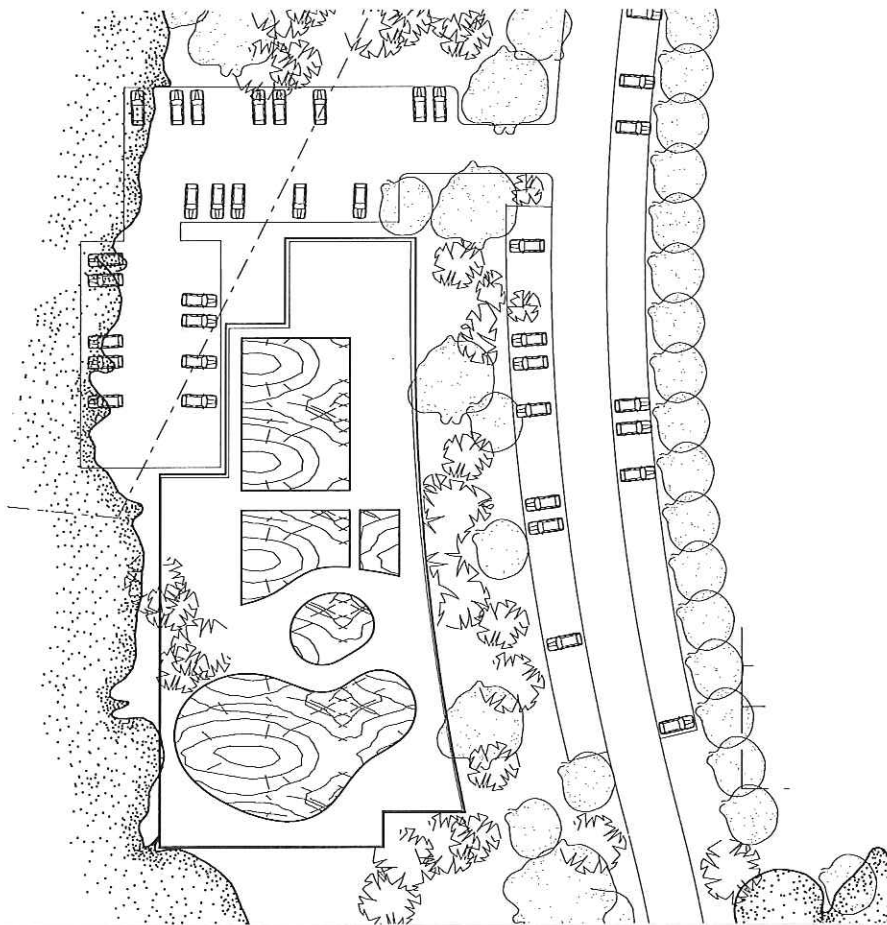
### WHARE RIHI / TARI

AREA

OFFICE/ACCOMMODATION 1-20 (SF)	25 M <sup>2</sup>
COMMUNAL LOUNGE 1-2 (SF)	40 M <sup>2</sup>
CIRCULATION	355 M <sup>2</sup>
<b>TOTAL</b>	<b>935 M<sup>2</sup></b>

hume A





## PROPOSED AQUATIC CENTRE

THE PROPOSED AQUATIC CENTRE IS LOCATED  
TO THE NORTHWEST PART OF THE SITE TO PRO-  
VIDE

ABILITY FOR STAND ALONE DEVELOPMENT SITE  
ALLOWING POTENTIAL COMMUNITY PARTNERSHIP  
AND INVOLVEMENT

EASE OF COMMUNITY USE AND ACCESS

INDEPENDENT FACILITY ALLOWING POTENTIAL  
INDEPENDENT ADMINISTRATION AND MANAGE-  
MENT

MULTI PURPOSE SPORTS CAPABILITY

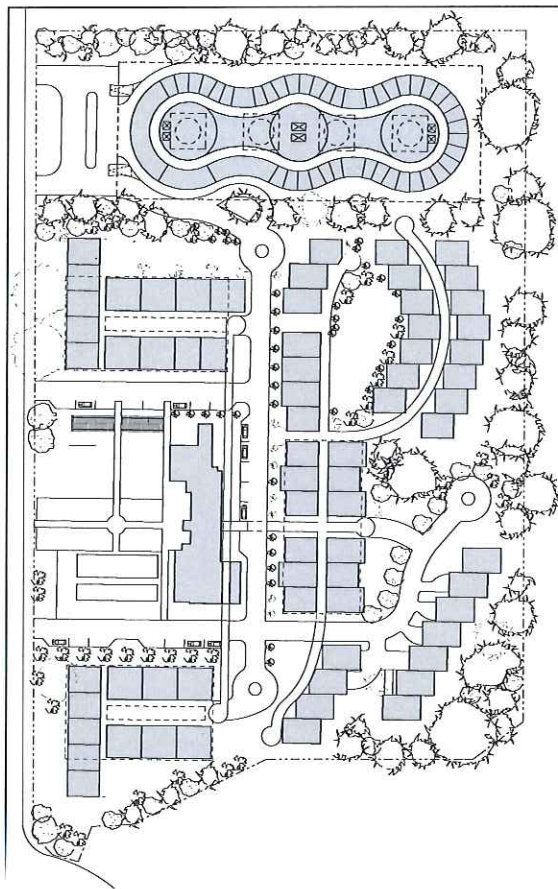
### AREA

PROPOSED SITE AREA	7200 M <sup>2</sup>
POOL PAVILION	2100 M <sup>2</sup>

hume<sup>A</sup>

APPROVED FOR THE  
SCHOOL BOARD  
ON 10/10/2014  
BY THE BOARD  
OF GOVERNORS





## RETIREMENT ACCOMMODATION AND SURGICAL PRACTICE

THE MASTERPLAN HAS IDENTIFIED POTENTIAL USES FOR THE LAND ON THE SOUTHERN SIDE OF COLLEGE RD, WHICH WOULD GENERATE AN INCOME TO THE TRUST.

THE RETIREMENT VILLAGE MODEL ALLOWS A DEVELOPMENT COMPATIBLE WITH SURROUNDING USES, REUSE AND RESTORATION OF EXISTING HERITAGE BUILDINGS, AND ON A LICENSE TO USE OCCUPY BASIS COULD PROVIDE BETTER RETURNS WITH THE TRUST AS A DEVELOPMENT PARTNER.

THE PRIVATE SURGICAL HOSPITAL WITH FOUR OPERATING THEATRES, ASSOCIATED SPECIALIST, CONSULTING AND SUPPORT AREAS, PATIENT ACCOMMODATION AND PARKING IS ALSO A COMPATIBLE AND COMPLEMENTARY USE WHICH UTILISES THE SITES PROXIMITY TO NORTH SHORE HOSPITAL AND AUT.

**Te Whanau  
o Hato Petera**



**HATO PETERA COLLEGE, NORTHCOTE,  
MASTER PLAN**

hume<sup>2</sup>

PREPARED BY:  
DATE: 10/10/18  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 10/10/18



## THE PARTIES INVOLVED

PROPRIETOR THROUGH BOARD AND CATHOLIC SCHOOLS OFFICE  
BOARD OF TRUSTEES  
PRINCIPAL AND SCHOOL STAFF  
PARISH AND PARENT COMMUNITY  
PUPILS  
MINISTRY OF EDUCATION  
PROJECT CONTROL GROUP (PCG)

## SCOPE OF WORK

### INPUT ON:

PLACE IN DEVELOPMENT PLAN  
SERVES STRATEGIC PLAN  
DEMOGRAPHICS  
MAXIMUM ROLL AND ROLL GROWTH FORECAST  
MDE CODE ENTITLEMENT AREAS  
FUNCTION OF BUILDING  
COST IMPLICATIONS OF NEW VS REFURBISH

### INVESTIGATE:

COUNCIL DISTRICT PLANS  
CERTIFICATE OF TITLE  
EXISTING SITE SERVICES  
GEOTECHNICAL CONDITIONS  
RESOURCE CONSENT ISSUES

### DESIGN BRIEF:

#### CONSIDERATION OF:

REFLECTS SPECIAL CATHOLIC CHARACTER  
SCHOOLS WISH LIST  
HARMONY OF DESIGN WITH EXISTING  
LINK OLD AND NEW WITH COMMON MATERIALS  
IDENTIFY AND PROVIDE FOR DIFFERENT ZONES  
\*ENTRY \*WORK  
\*DISPLAY \*TEACHER  
\*SOFT \*LIVING THINGS  
\*STORAGE \*TECHNOLOGY  
\*INDOOR/OUTDOOR RELATIONSHIP  
FLEXIBILITY FOR FUTURE CHANGES IN USE  
THEMES, COLOUR  
CIRCULATION FOR PEOPLE, VEHICLES  
ENTRY AND EXIT POINTS  
SECURITY/VANDALISM ISSUES  
HEALTH AND SAFETY ISSUES; SHADE  
\*DIFFERENT SIZES NEED DIFFERENT FURNITURE  
\*HELP CHILDREN IN LEARNING TO THINK

### DESIGN FOR 21ST CENTURY

ATTRACTIVE PROPERTY THAT INVITES LEARNING  
CATER FOR DIFFERENT LEARNING STYLES  
DESIGN AROUND THE TEACHING PEDAGOGY  
PROVIDE FOR COMFORT, CLEANLINESS,  
MOVEMENT

### RESEARCH:

LEARN FROM OTHERS  
VISIT OTHER SCHOOLS WITH NEW EXAMPLES

## FINANCIAL

BUDGET  
SOURCES OF FUNDING  
PROPRIETOR  
LOCAL COMMUNITY  
GOVERNMENT  
QS ESTIMATES  
VALUE MANAGEMENT

## PRE-CONSTRUCTION PHASE

### APPROVALS

INTERNAL DIOCESAN REVIEW  
DIOCESAN ADMINISTRATION BOARD (DAB)  
BOARD OF TRUSTEES (BOT)  
ADFL APPROVED DEBT FUNDING

### CONSENTS

RESOURCE/BUILDING CONSENTS

### CONTRACT

EXPRESSIONS OF INTEREST  
CONSULTANTS APPOINTMENT  
TENDER PROCESS  
CONTRACT LETTING

## CONSTRUCTION PHASE

POLICE VETTING  
PROJECT MANAGEMENT  
TIMELINE  
STAGING  
VARIATIONS  
ADDITIONS/DELETIONS  
SIGN OFF  
STAGES  
PAYMENTS APPROVALS  
SITE MEETINGS  
PCG MEETINGS

# THE PLANNING PROCESS FOR CAPITAL WORKS PROJECTS

## POST CONSTRUCTION PHASE

OCCUPATION  
SOFT FIT-OUT OF FURNITURE AND EQUIPMENT (BOTI)  
CODE COMPLIANCE CERTIFICATE  
SCHOOL OCCUPATION  
PRODUCER GUARANTEES  
POST OCCUPANCY REVIEW  
O&M PLANS RECEIVED BY CSO  
MAINTENANCE PERIOD

### INTEGRATION

MDE REQUIREMENTS (PMIS)  
PROPRIETOR RECORDS  
SUPPLEMENTARY INTEGRATION AGREEMENT

## DESIGN PLANNING:

### PHASE ONE:

DETAILED BRIEF DEVELOPED BY CSO AND SCHOOL.  
MEETING WITH MAIN CONSULTANT TO DISCUSS AND CLARIFY  
RECEIVE OFFER OF SERVICE FROM CONSULTANT

### PHASE TWO: (4 WEEKS)

1ST SKETCH WITH 2 OPTIONS  
CRITIQUE BY CSO  
DISCUSSION WITH SCHOOL  
OPTION CHOSEN

2ND SKETCH ON PREFERRED OPTION  
CRITIQUE BY CSO  
DISCUSSION WITH SCHOOL

### FINAL SKETCH

SAME AS ABOVE  
FINAL MINOR DETAILED CHANGES

SIGN OFF BY BOT

ADDITIONAL DETAILS TO THE PROTOCOLS DOCUMENT, 2004.

SUMMARY OF INPUT AND SMALL GROUP FEEDBACK FROM  
SEPT 2005 BOT TRAINING SEMINAR.

Te Whanau  
o Hato Petera



HATO PETERA COLLEGE, NORTHCOTE,  
MASTER PLAN

hume

hume

