

Buildings designed for future-ready learning

Mānuka

Offsite manufacturing is a reliable and efficient way of providing high-quality learning spaces to schools. These classrooms meet the latest Building Code requirements and the Ministry's Designing Schools New Zealand (DSNZ) standards, are fully weathertight, safe, and ready to support learning.

The mānuka shrub prevents erosion, enhances biodiversity, restores native ecosystems and appears in Māori traditions as a symbol of strength and resilience. Our Mānuka building is named to emphasise the stability and beauty of its construction. Like its namesake, the Mānuka turns open spaces into flourishing environments.



Key features

The Mānuka design is in widespread use across Aotearoa. It is suited to compact areas, with each teaching space made up of three modular units. Decking, steps, and ramps can be added as needed.

Sink or art benches

Each teaching space includes a sink bench or art bench, to suit school requirements.

Single classroom: One sink bench or one art bench

Double classroom: One sink bench and one art bench

Triple classroom: One sink bench and two art benches

Quad classroom: One sink bench and three art benches.

Doors

One set of two doors per classroom area (two sets for a double space, three for triple, four for quad), featuring glazed panels as required for fire egress. Door configurations can be modified as variations.

Heating

Each teaching space includes radiant heaters or heat pumps, positioned for optimal thermal comfort and efficient performance.

Acoustics

Acoustic wall linings and ceiling treatments reduce reverberation and noise, creating a focused learning environment and supporting clear communication.

Lighting

LED lighting provides energy-efficient, even illumination. Natural light from well-placed windows complements the design to support learning activities.

Flooring

Carpet tile and vinyl options available. (Note: extensive vinyl use may impact acoustics.)

Colour customisation

Range of colour options for carpet, acoustic linings, and accent cladding.

Decking and access

A covered deck (2.5m deep), with an awning providing full-length coverage.

Ramps and/or steps. Handrails included where necessary.

Ventilation

Natural ventilation is provided through top-opening windows with safety stays and manual openers, supporting cross-ventilation and good air quality.

Additional features

› Bag hook rails.

Customisation for school requirements

Buildings replacing existing teaching spaces are typically “like for like”. Any variation or additional items should be discussed at project initiation.

Cultural consideration given to placement of bathrooms, benches, and materials.

Delivery process

Where possible, phases occur concurrently.

1 MONTH

Initial site visit

The average time for delivery of your new classroom from the initial site visit to handover is 9 months. This is assuming decisions are made in a timely manner and standard colour and layout options are selected.

1-2 MONTHS

Investigation/planning

Space requirement identified
Due diligence

1-6 MONTHS

Design and pricing

Project specifics agreed
Supplier submits work documents

3-6 MONTHS

Construction phase

Factory construction
Building delivery
Site works

6 MONTHS

Project handover and close out

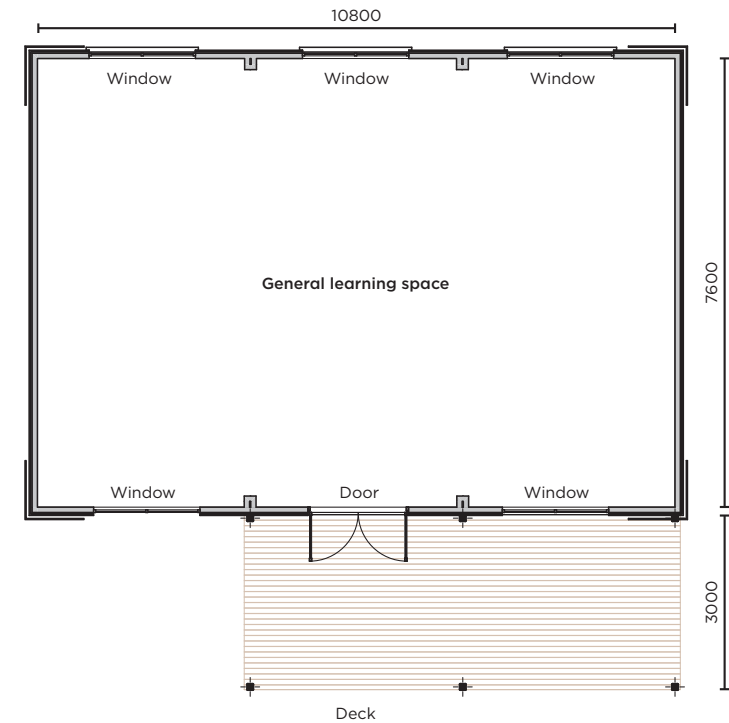
Certification issued
School occupies new classrooms

Classroom layouts

Layouts are designed for general teaching within a primary or secondary school. They support good learning outcomes and respond to a school's preferred ways of teaching.

Standardised layouts enable quicker delivery and can be replicated as the number of classrooms increase.

Single classroom - option A

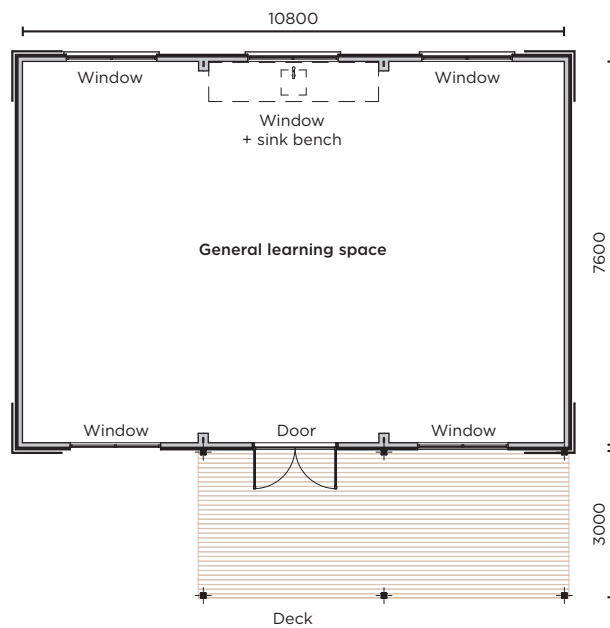


Single flexible learning space

87m² gross building size + decking. 82m² net area.

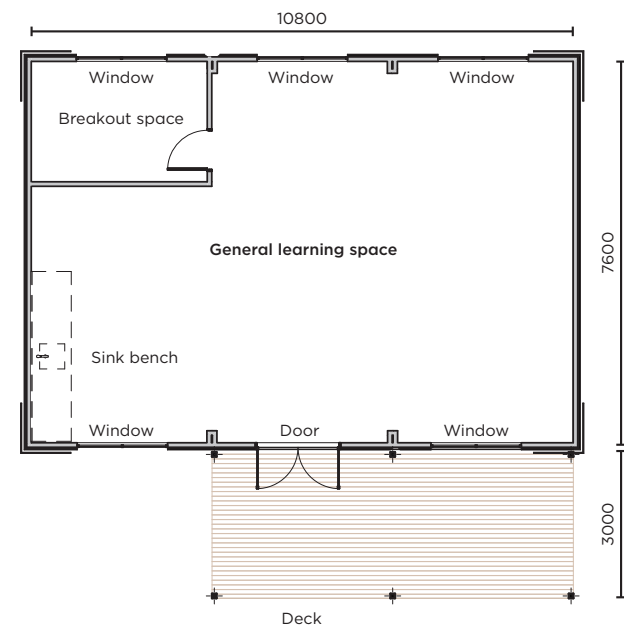
Single classroom – alternate layouts

Single classroom – option B



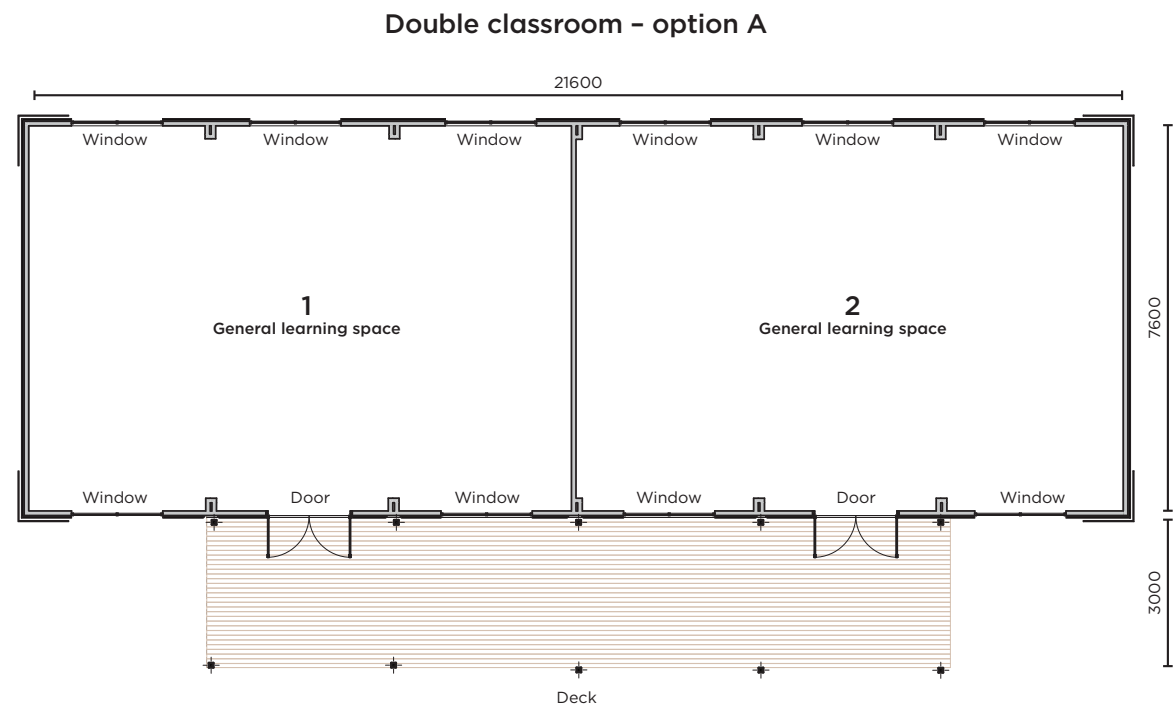
Single flexible learning space with sink bench
87m² gross building size + decking. 82m² net area.

Single classroom – option C



Single flexible learning space with breakout space and sink bench
87m² gross building size + decking. 82m² net area.

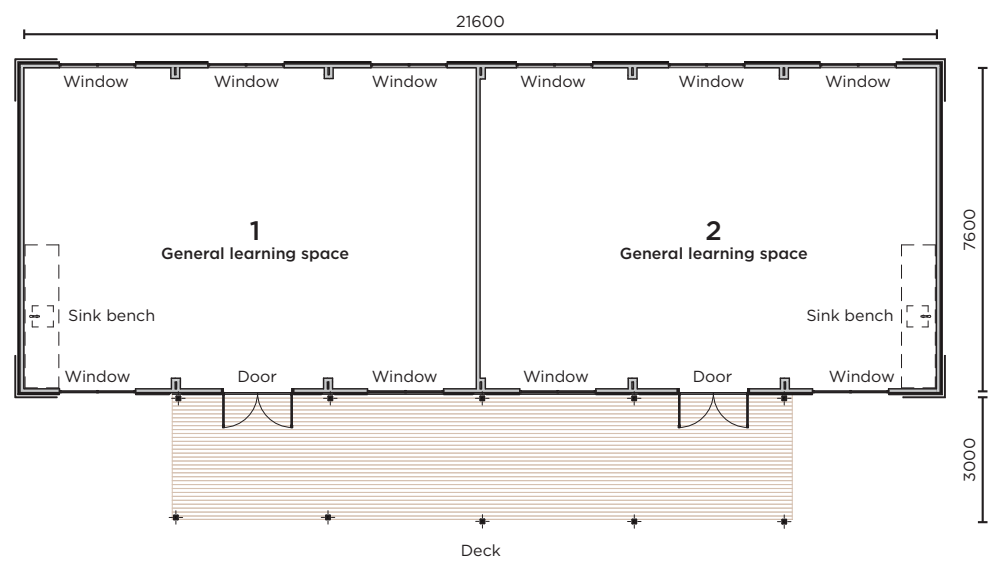
Double classroom – standard layout



Double cellular learning space
174m² gross building size + decking. 166m² net area.

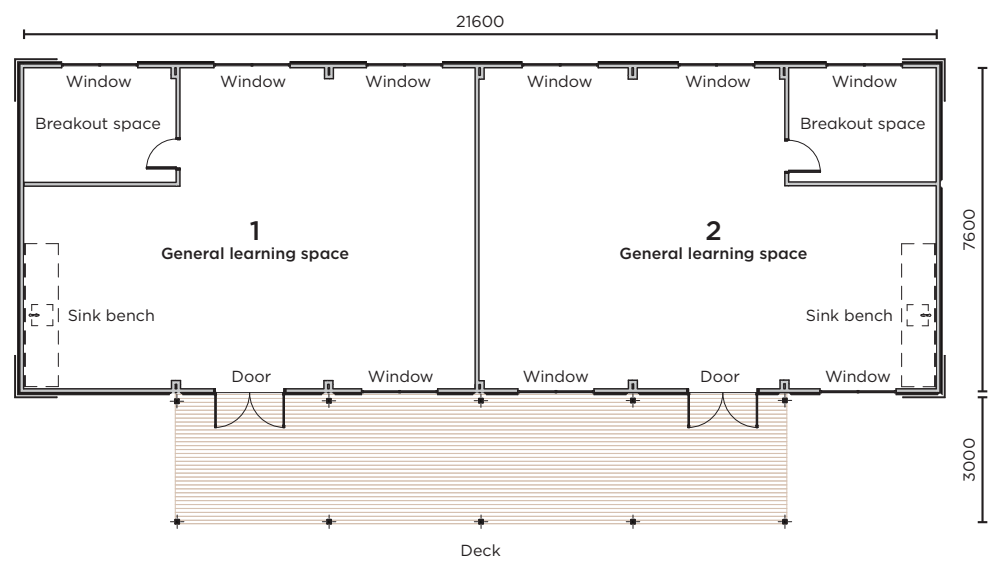
Double classroom – alternate layouts

Double classroom – option B



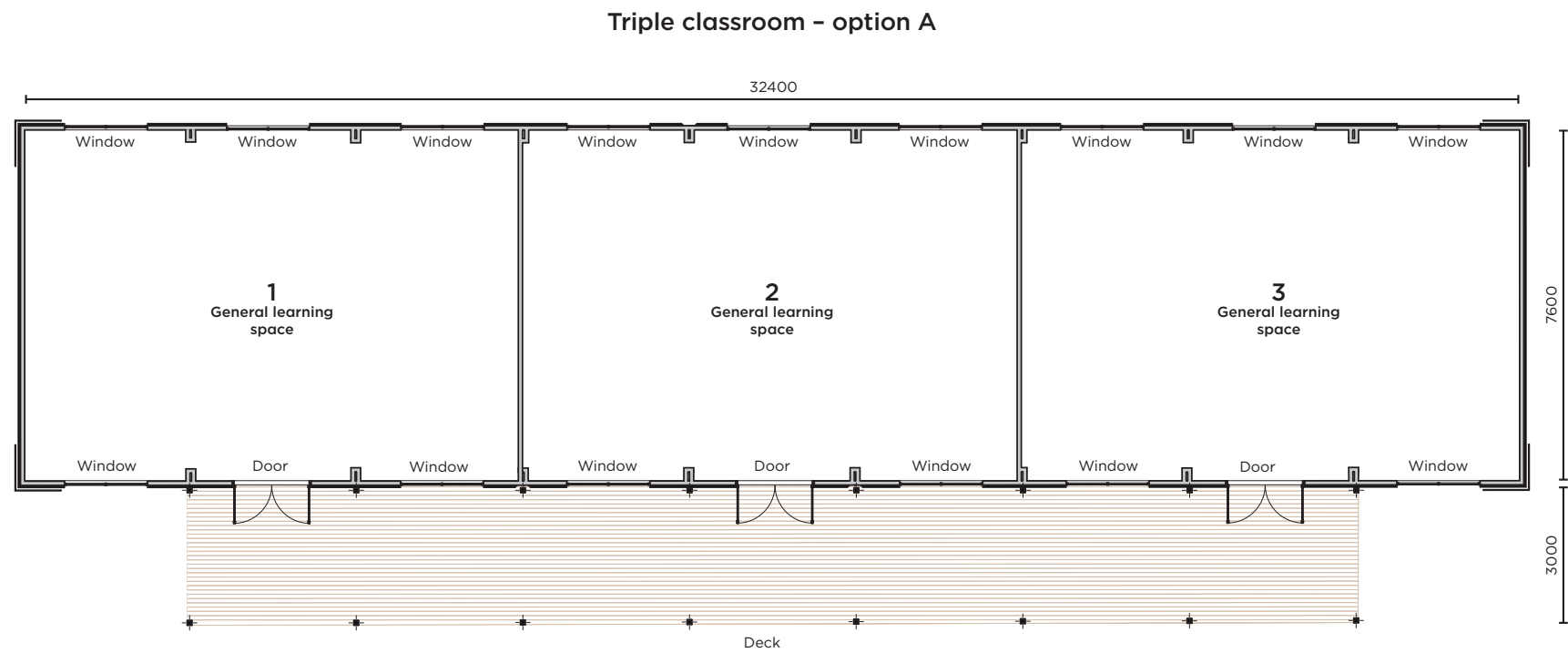
Double cellular learning space with sink benches
174m² gross building size + decking. 166m² net area.

Double classroom – option C



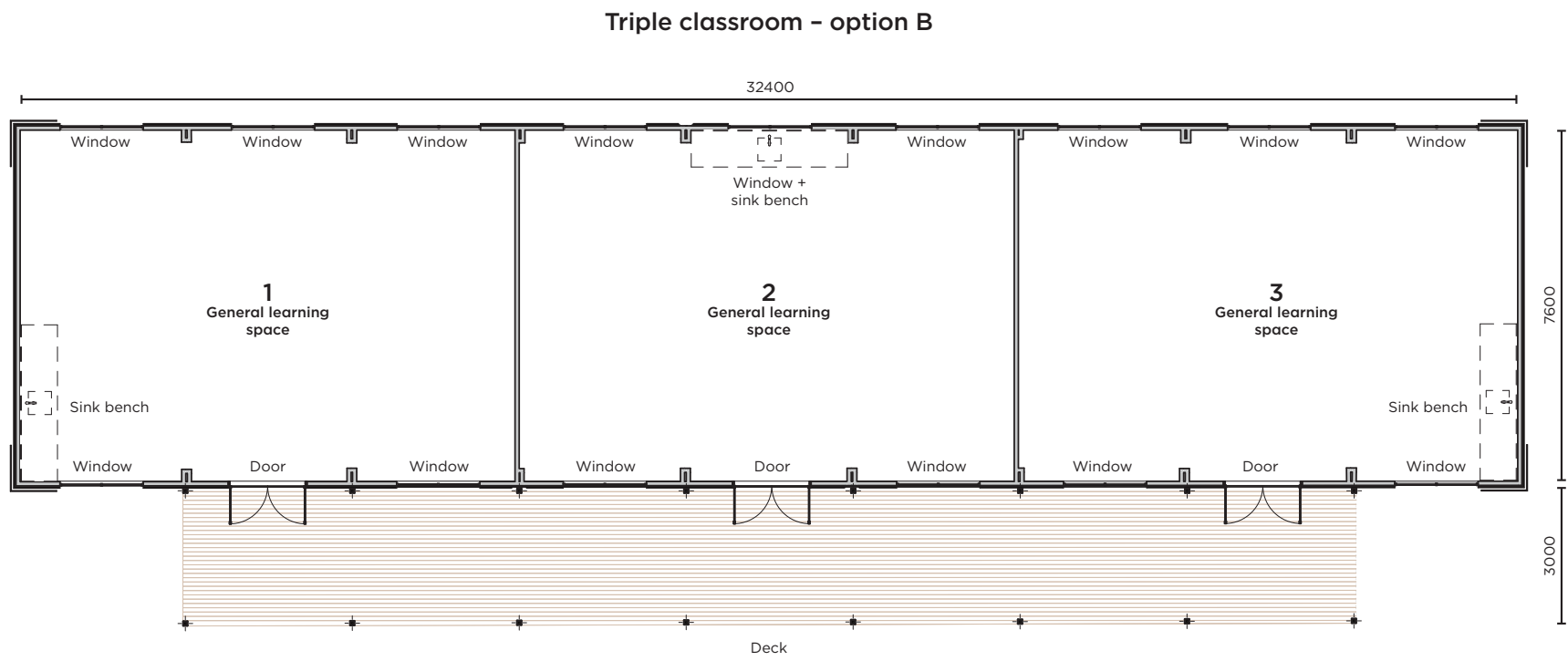
Double cellular learning space with breakout spaces and sink benches
174m² gross building size + decking. 166m² net area.

Triple classroom – standard layout



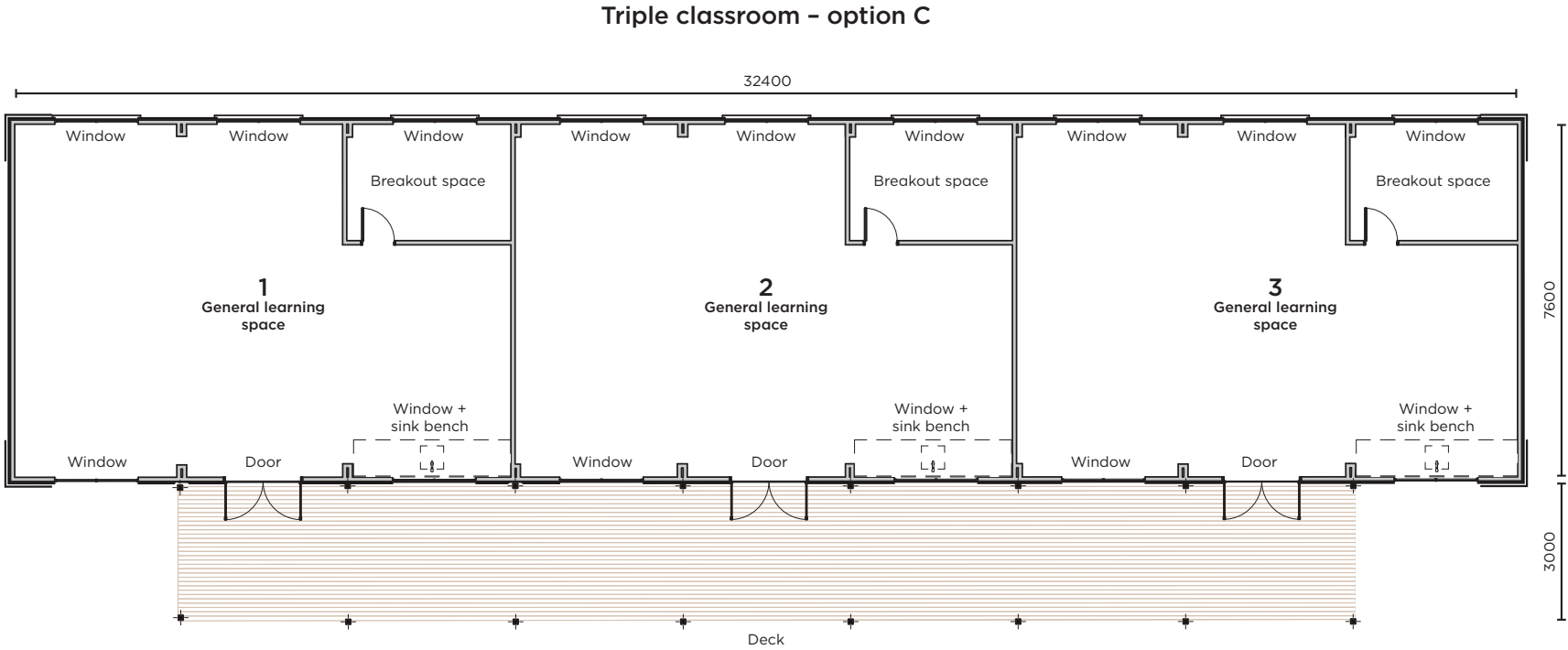
Triple cellular learning space
257m² gross building size + decking. 246m² net area.

Triple classroom - alternate layouts



Triple cellular learning space with sink benches
257m² gross building size + decking. 246m² net area.

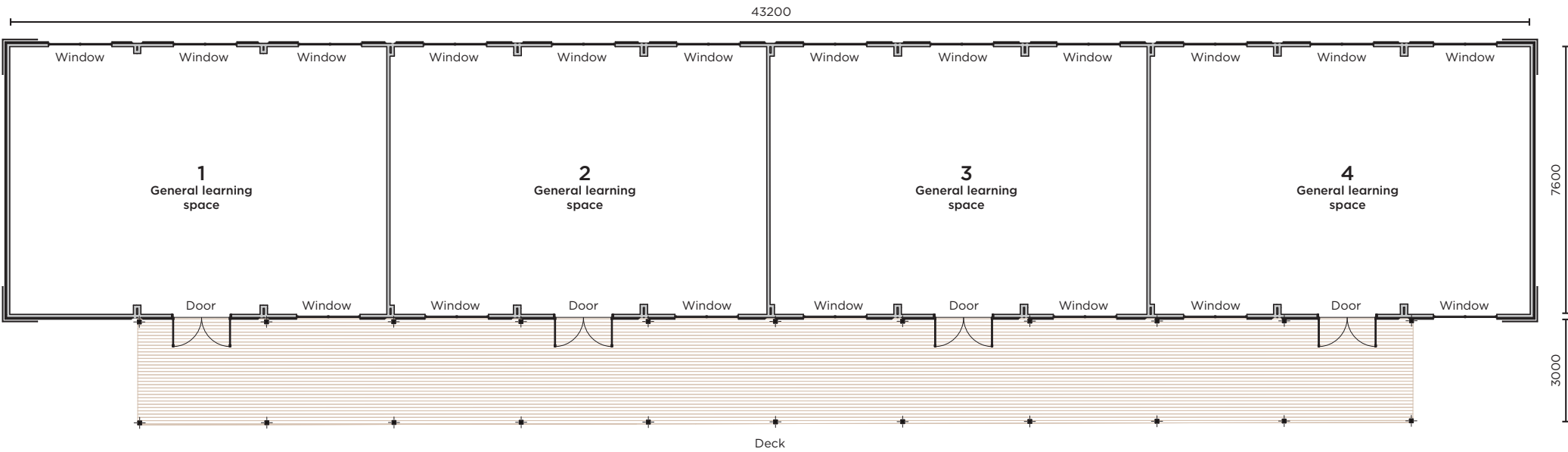
Triple classroom – alternate layouts



Triple cellular learning space with breakout spaces and sink benches
257m² gross building size + decking. 246m² net area.

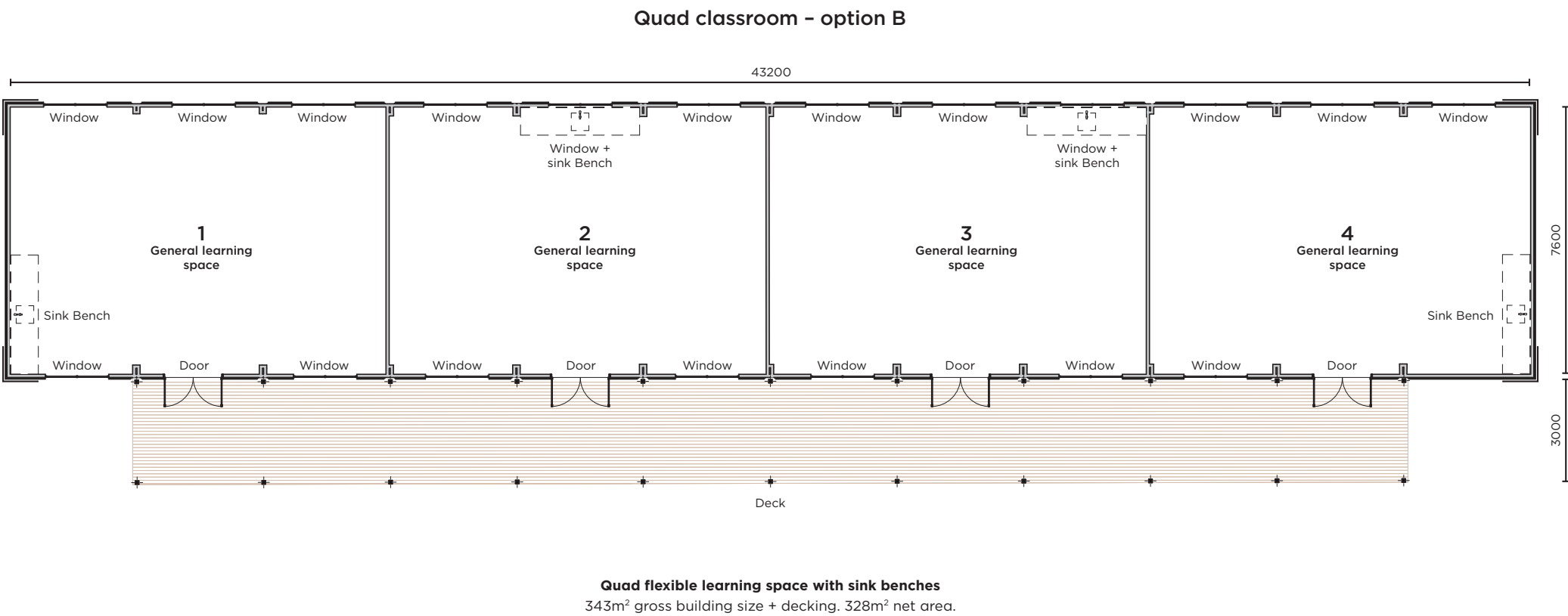
Quad classroom – standard layout

Quad classroom – option A



Quad cellular learning space
343m² gross building size + decking. 328m² net area.

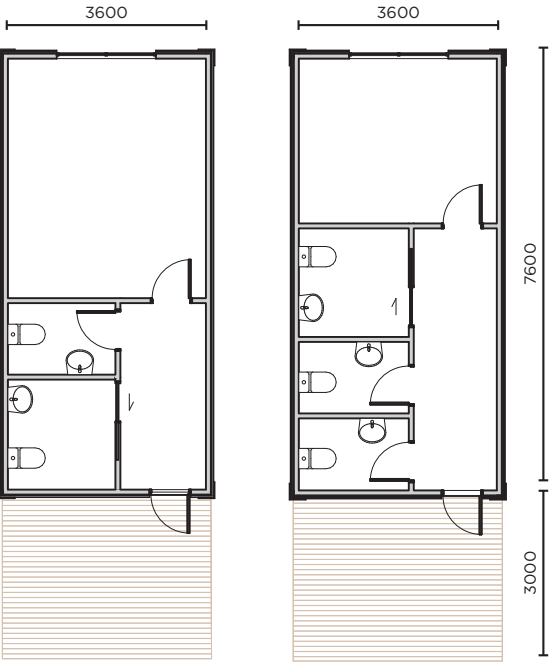
Quad classroom - alternate layout



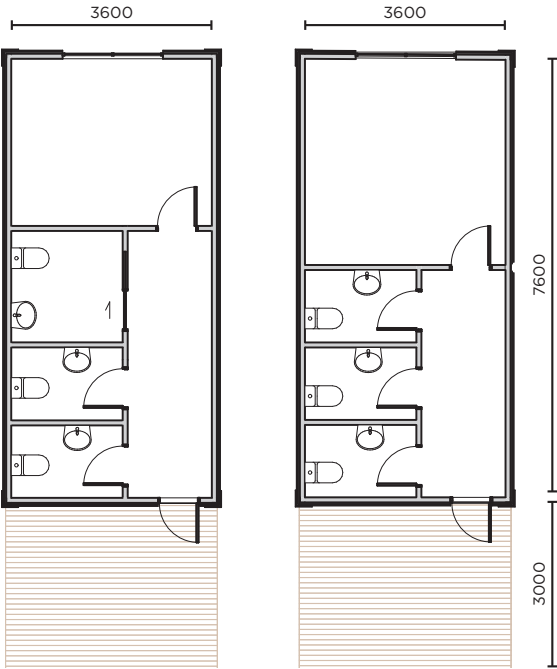
[illegible]

12

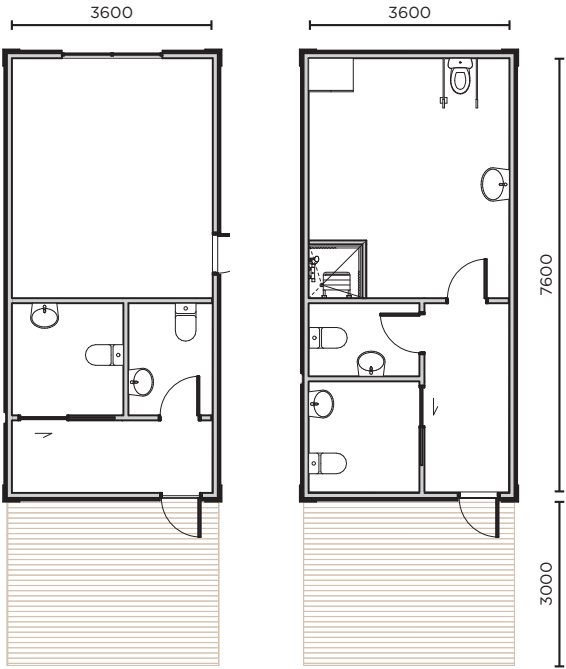
With toilet block and resource storage space



M1, M2
28m² gross building size + decking



M3, M4
28m² gross building size + decking



M5, M6
28m² gross building size + decking

Mānuka

Classroom and storage



Customizable options

Can be changed:

- › Carpet tile colour (from colour guide)
- › Acoustic wall lining colours (from colour guide)
- › Layout
- › Bench top colour
- › Vinyl option for wet areas
- › Dividing wall door styles (e.g. sliding or hinged)

Cannot be changed:








- › Location of external windows and doors
- › Wall layouts
- › COLOURSTEEL® cladding



Included (depending on layout):



- › Breakout spaces
- › Storage cupboards
- › Bag hooks
- › Tēpu | bench, or art bench with sink
- › Wharepaku | bathroom








Colour guide




Mānuka classrooms are delivered with the below colour scheme. Alternative colour choices may delay delivery.






Default colour scheme	Colour
Carpet tile – main colour For at least 80 percent of floor area	
Carpet tile – accent colour For up to 20 percent of floor area.	
Acoustic wall lining – main colour Use light or mid-grey for 80 percent of space, with brighter colours as location or focus areas only.	
Vinyl – for wet areas	
Benchtops	
Exterior – cladding / roof and joinery	
Exterior – weatherboard	




Carpet tile – main colour options	Colour
Dark grey – Ōnewa (supplier to provide sample)	
Navy blue – Ōrangiuri (supplier to provide sample)	




Acoustic wall lining – main colour options	Colour
Light grey – Kiwitea (supplier to provide sample)	
Mid grey – Kiwikiwi (supplier to provide sample)	







Carpet tile – accent colour options	Colour
Orange – Karaka (supplier to provide sample)	
Yellow/green – Kārikikaho (supplier to provide sample)	
Lime green – Kārikikōwhai (supplier to provide sample)	
Turquoise – Kārikiōrangī (supplier to provide sample)	
Green – Kākāriki (supplier to provide sample)	
Blue – Kahurangi (supplier to provide sample)	
Red – Whero (supplier to provide sample)	

Vinyl – for wet areas – options	Colour
Light grey – Kiwitea (supplier to provide sample)	
Dark grey – Ōnewa (supplier to provide sample)	
Natural – Mangaeka (supplier to provide sample)	

Benchtops options	Colour
Black – Pango (supplier to provide sample)	
Dark grey – Ōnewa (supplier to provide sample)	
Mid grey – Kiwikiwi (supplier to provide sample)	
Light grey – Kiwitea (supplier to provide sample)	
Lightest grey – Hinatea (supplier to provide sample)	

Exterior – cladding / roof options	Colour
Dark grey – Ōnewa	
Mid grey – Kiwikiwi	
Light grey – Kiwitea	

Exterior – aluminium joinery options	Colour
Mid grey – Kiwikiwi	
Light grey – Kiwitea	
White/Cream – Kaho	

Exterior – weatherboard options	Colour
Green – Kākāriki	
Yellow – Kōwhai	
Red – Whero	
Blue – Kahurangi	
Orange – Karaka	
Purple – Waiporoporo	

Accessibility features



Wayfinding for vision-impaired learners: High contrast components for navigation. Light reflectance values of at least 30 percent help make key fixtures, walls, and floors distinguishable for low-vision learners.

Inclusive navigation: Luminance contrast between elements such as landscaping, rails, floors, and doors for clear paths throughout the school.

Floor design: Patterns and colour schemes selected to avoid confusion with level changes or steps.

Ramps and wide doorways: Accessibility enhanced with ramps and wide doorways ensuring ease of access to the building.

Durability features



Weather resistance: Materials are resistant to weather conditions, ensuring the building maintains its integrity through all seasons.

Warranties: Design comes with comprehensive warranties, providing peace of mind that the building will remain functional and durable for years to come.

Additional design features



Light reflectance and heat absorption:

- › Materials and finishes manage light and heat effectively.
- › Roof materials have a solar reflectance index of 20–57%, balancing heat absorption and energy efficiency.
- › Internal finishes, blinds, and colours reduce glare and overheating, enhancing comfort and lowering energy use.
- › Light-coloured blinds are recommended for sun-exposed areas to minimise solar gain.

Blinds: Light-coloured blinds recommended for areas exposed to direct sunlight, minimising heat gain and improving comfort.

Colour schemes: Colouring is learner-centred, creating a sense of place that supports navigation and learning. Neutral colours (80-90%) provide the base and bright colours (10-20%) highlight specific zones and functions, improving focus and reducing distractions.



Get in touch

Contact your Project Delivery Manager or school's Property Advisor.



**Te Kāwanatanga
o Aotearoa**
New Zealand Government