



**New Zealand
School Property Agency**

Great schools, great spaces

Standard layouts for secondary school administration spaces

VERSION 1.2: OCTOBER 2026

Introduction

Great schools need great spaces. Warm, dry, safe and light-filled classrooms. Areas that flex to how your teachers like to teach. Buildings and spaces that feel good and belong to your school and your community. Buildings that are easy to maintain.

We have collaborated closely with architects, engineers, builders, and educators to develop designs that achieve all this — consistently and affordably. We have called these standard designs. They meet all New Zealand building requirements, make sense for most schools, and respond to your school’s identity, your site, and the way your students learn.

Our plan is to keep improving these standard designs. As we gather feedback from schools, builders, and designers, we will review and update our standard designs to ensure they work for everyone.

Purpose

This document is part of our standard design guidance suite. It provides detailed technical information for schools to support discussions about their administration (admin) and resource needs. It also provides a clear and consistent starting point for schools, designers and builders undertaking school projects.

These standard layouts for secondary school admin spaces bring together insights from educators, principals, and designers to create spaces that are functional and flexible.

How to use this document

We recommend using this document early in the design process to support conversations about designing the right admin layout and to confirm who is supplying what in your design project.

Consider the layout examples as starting points. Each example is designed using the modules that are considered necessary for a fit-for-purpose admin space.

Each module, such as a staff room, is a standalone design element that can be placed where it makes the most sense for a school.

What this document includes

This document includes a range of standard layouts for secondary school admin spaces. Each layout includes:

- › a general arrangement plan and 3D views of each layout
- › indicative furniture arrangements, including items that are expected to be school-supplied
- › elements provided as part of the build, such as finishes, fixtures and joinery
- › a room data sheet showing the details and quantity of items included in the drawings.

Bracing walls and openings between teaching spaces

In some of our single-storey standard designs, bracing walls are needed to support the structure. The amount of bracing wall needed is indicated by red coloured measurements annotated with a ‘BR’ on the relevant drawings.

Provided that a building has the total amount of bracing wall required in metres, the walls can be placed where they best suit a school’s layout preferences.

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Secondary School Admin Layouts

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GENERAL NOTES:
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SPECIFIC NOTES:

No.	Description	Date
A	100% Developed Design	1/05/2026
B	100% Developed Design III	26/06/2026

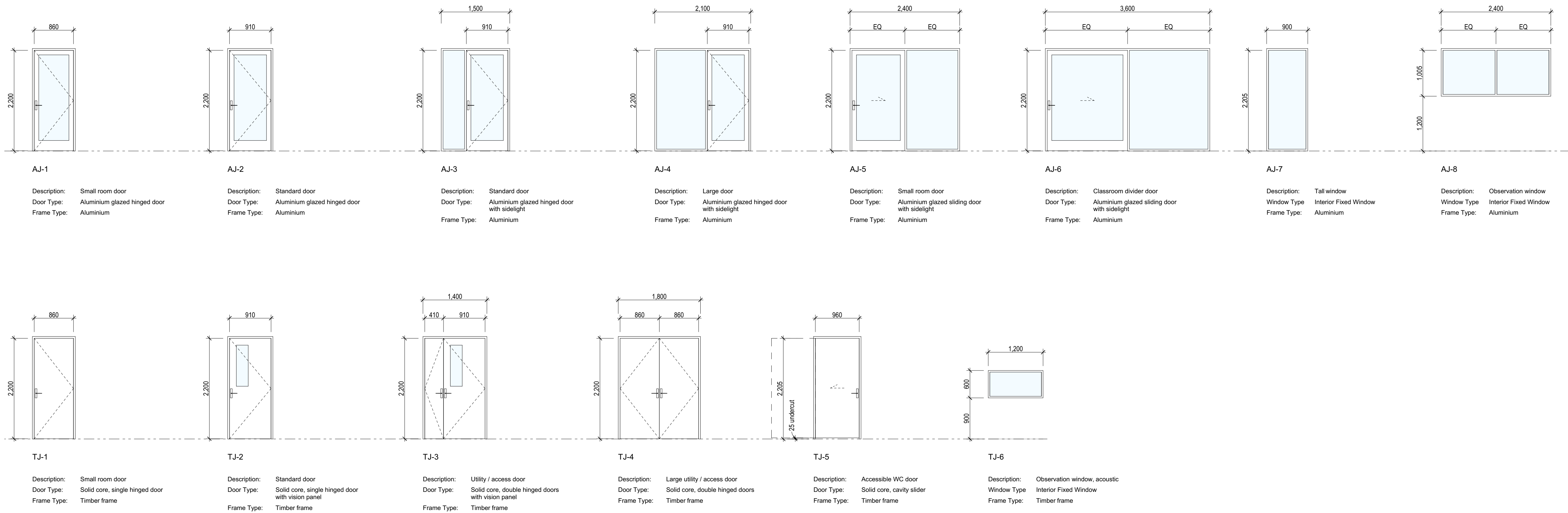
Standard Designs
Layouts
A - Architecture
Contents

@ A1

A.L.000.2 - B

Layouts - Door & Window Schedule

Standard Range Of Interior Doors & Windows



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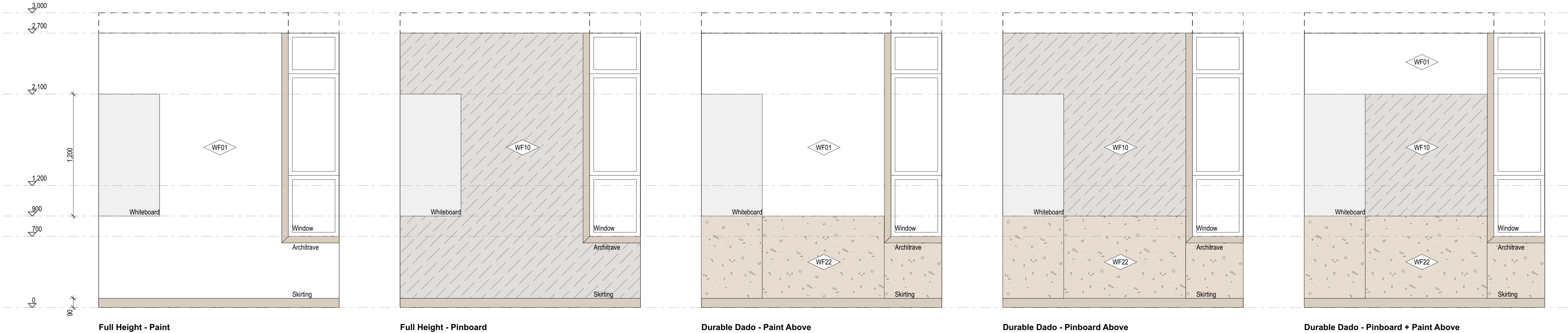
No.	Description	Date
A	100% Developed Design	1/05/2026
B	100% Developed Design III	26/06/2026

Standard Designs
Layouts
A - Architecture
Door & Window Schedule

1:50 @ A1

Layouts - Wall Finishes Schedule

Standard Range Of Interior Wall Finishes



WALL FINISHES LEGEND	
WF01	L4 STOP AND PAINT FINISH TO PLASTERBOARD - GENERAL
WF02	L4 STOP AND PAINT FINISH TO PLASTERBOARD - SPECIALTY
WF10	ACOUSTIC PINBOARD NRC 0.4 MINIMUM
	VELOUR OR SMOOTH FACING
	SMOOTH FACING
WF22	MANUFACTURED TIMBER BOARD LINING
WF30	WALL VINYL WITH WELDED SEAMS

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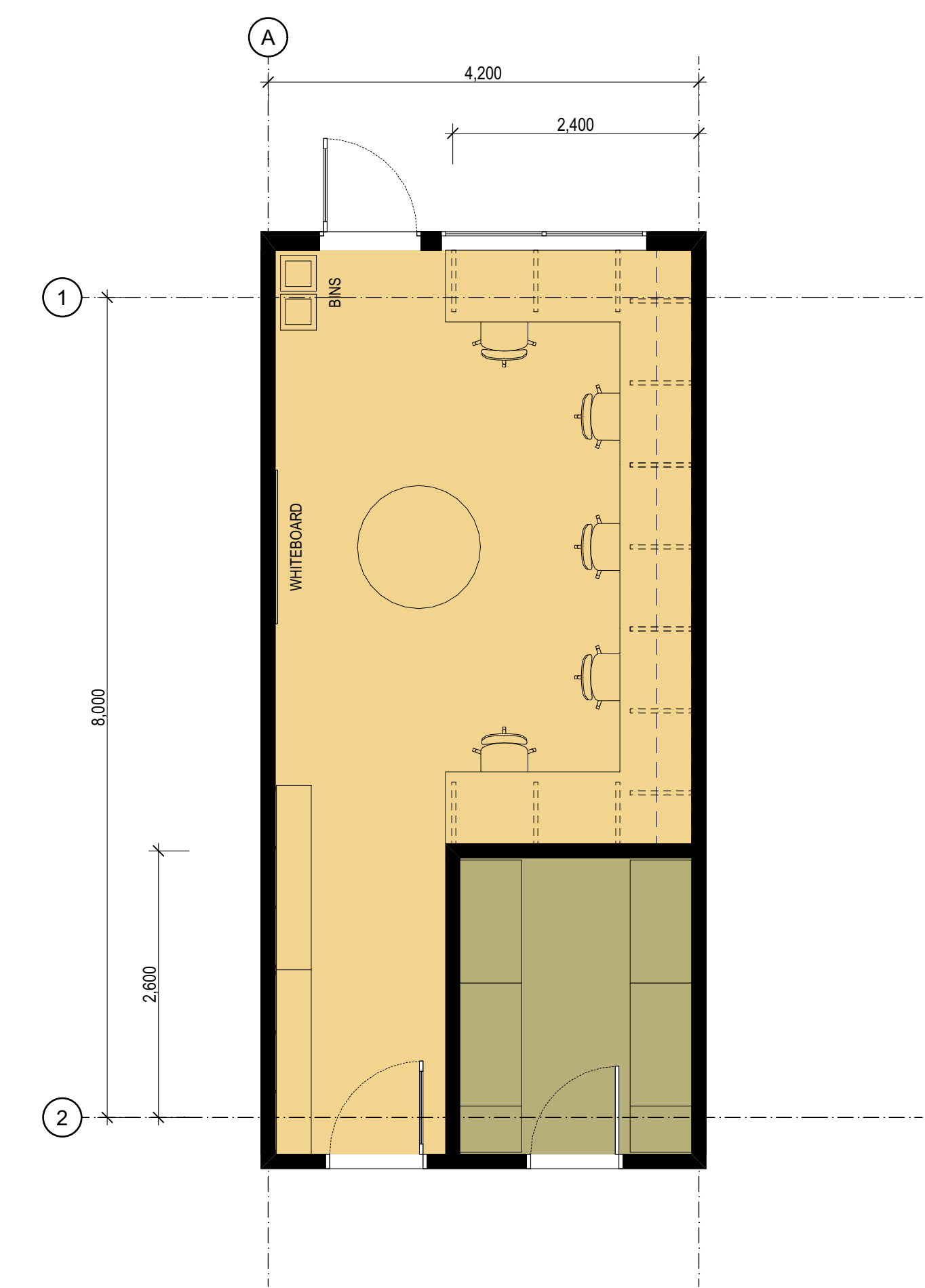
No.	Description	Date
A	100% Developed Design	1/05/2026
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Standard Designs
Layouts
A - Architecture
Wall Finishes Schedule

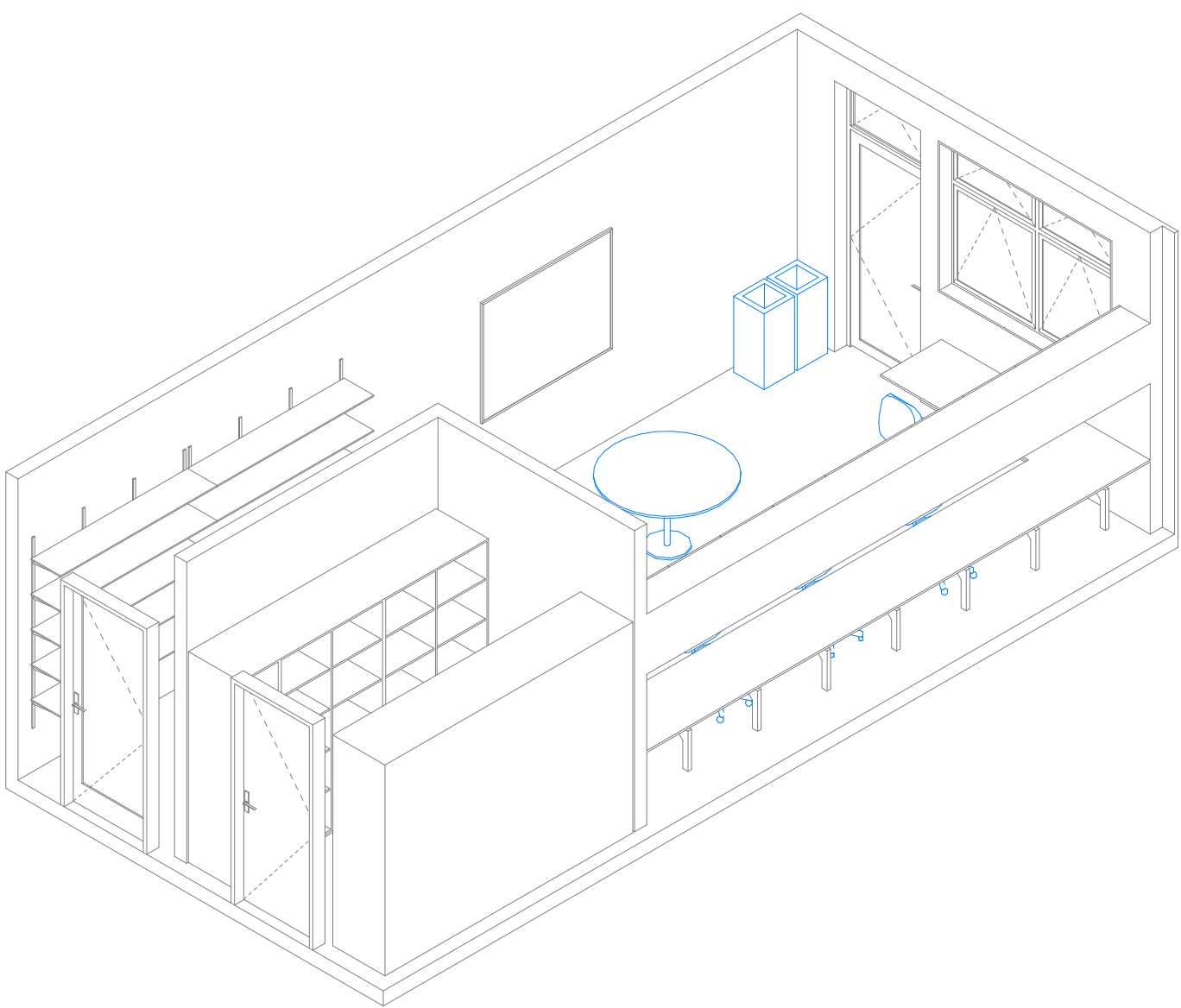
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Layouts - 120 Workroom (A)

General Arrangement



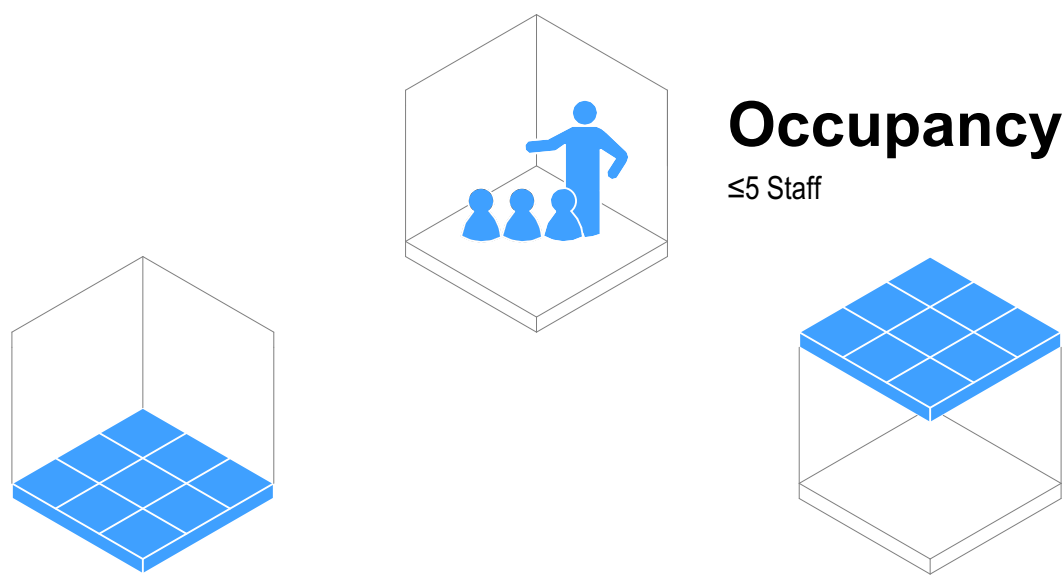
Room Isometric



Room Data Sheet

120 Room Data - Workroom - Layout A					
Supply	Code	Group	Description	Image	Qty
Build	BL-700	FURNITURE	Benchtop, Laminate - 1800x700		5
Build	BR-C	JOINERY	Bracket - Cantilever		15
Build	TU-S-450	JOINERY	Tall Unit - Shelving, 450x600x2100		2
Build	TU-S-1200	JOINERY	Tall Unit - Shelving, 1200x600x2100		4
Build	WB-1500	FITTING	Whiteboard - Wall Mounted, 1500x1200		1
Build	WU-C-900	JOINERY	Wall Unit - Cupboard, 900x350		1
Build	WU-C-1200	JOINERY	Wall Unit - Cupboard, 1200x350		4
Build	WU-S-1800	JOINERY	Shelving - Wall Mounted, Channel System, 1800x350		2
School	BI-L	FURNITURE	Bin - Landfill		1
School	BI-P	FURNITURE	Bin - Paper		1
School	CH-2	FURNITURE	Chair - Office, Wheeled		5
School	TB-1200	FURNITURE	Table - Medium, 1200 Round		1

Details



Flooring

- ☒ F01 Carpet Tile General Purpose
- ☐ F05 Vinyl General Purpose
- ☐ F08 Vinyl Sports/Dance (with Underlay)
- ☐ F10 Sealer Coating (Exposed Concrete)

Typology Dependent Considerations

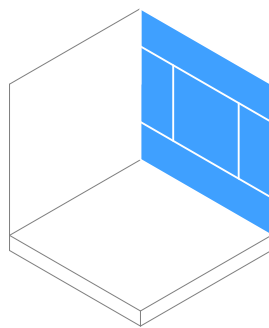
- ☒ F03 Carpet Tile General (Entrance Matting)
- ☐ F07 Vinyl (with Acoustic Backing)
- ☐ F20 Timber Sprung Floor

Ceiling

- ☒ Ceiling Tile (NRC 0.70 minimum / CAC 20 min)
- ☐ Ceiling Tile (NRC 0.85 minimum / CAC 20 min)
- ☐ Gypsum Sheet

Typology Dependent Considerations

- ☒ Upgrade CAC 30 min + Insulation (High-Noise Classroom Above)
- ☒ Upgrade CAC 30 min (Hard-Surfaced Classroom Above)
- ☒ Upgrade CAC 30 min (Roof Above)
- ☐ Wipeable Tile
- ☐ Specialist Acoustic Design Required

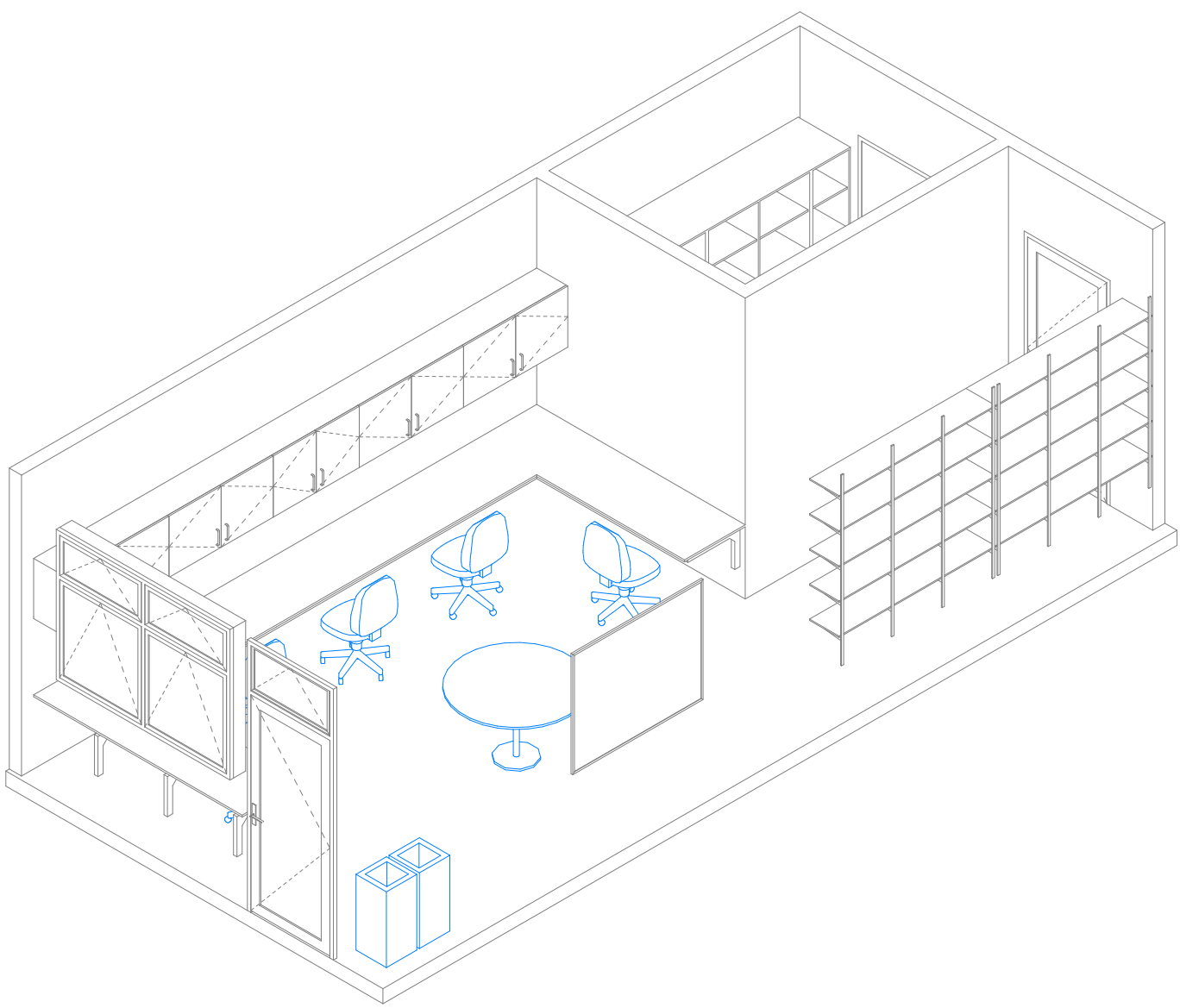


Wall Finish

- ☒ WF01/02 Painted Plasterboard
- ☒ WF10 Acoustic Pinboard (NRC 0.4 min)
- ☐ WF30 Wall Vinyl
- ☐ WF22 Manufactured Timber Board Lining (Plywood)
- ☒ WF22 Manufactured Timber Board Lining (OSB)

Typology Dependent Considerations

- ☒ Pinboard Located On Perpendicular Faces
- ☐ Pinboard Located At High-Level On All Faces
- ☐ Pinboard Face Polyester (Smooth)
- ☒ Durable Lining As Dado
- ☐ Durable Lining As Dado (Small Rooms Only)
- ☐ Specialist Acoustic Design Required



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Standard Designs
Layouts
A - Architecture

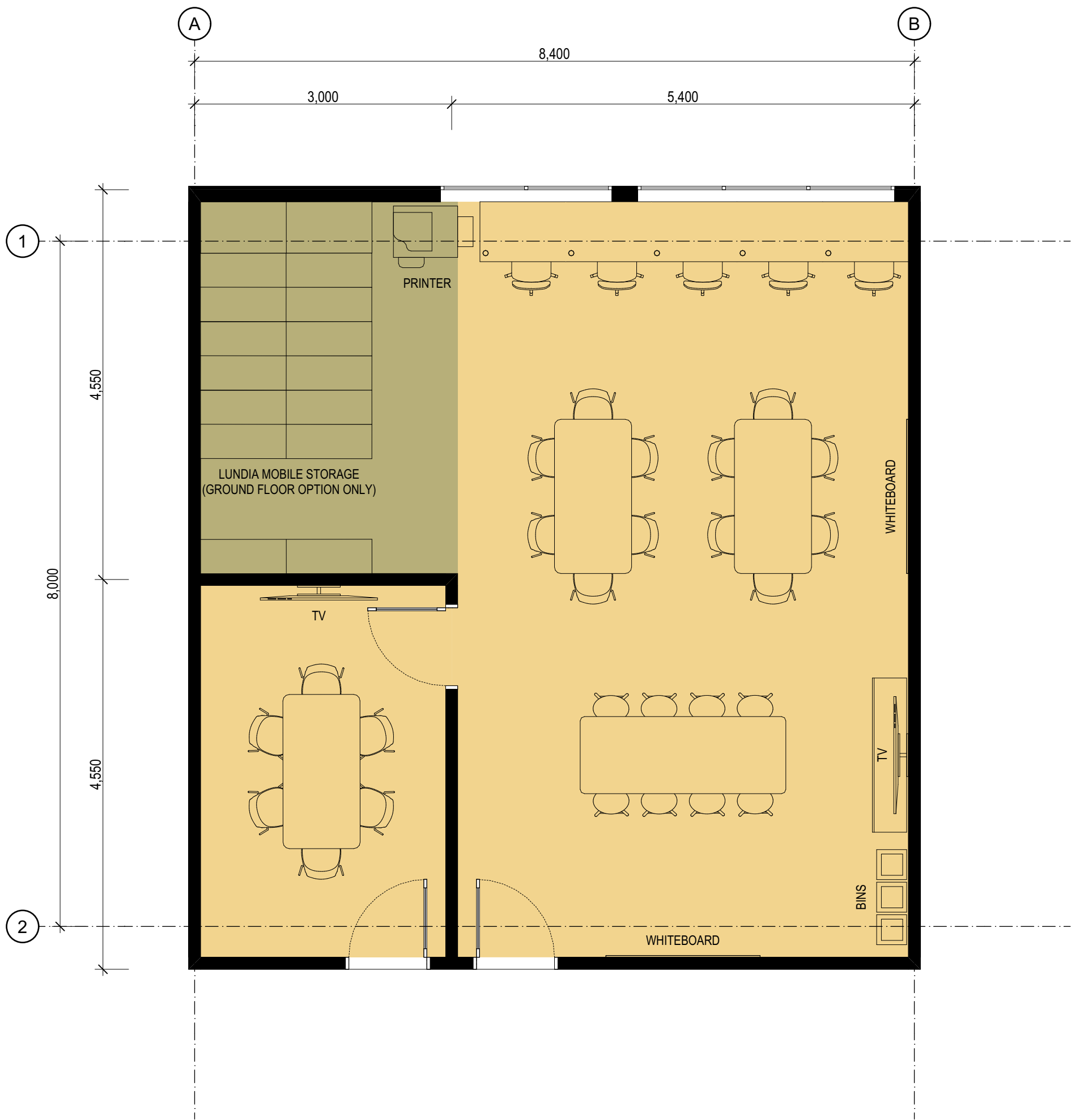
Layouts - 120 Workroom (A)

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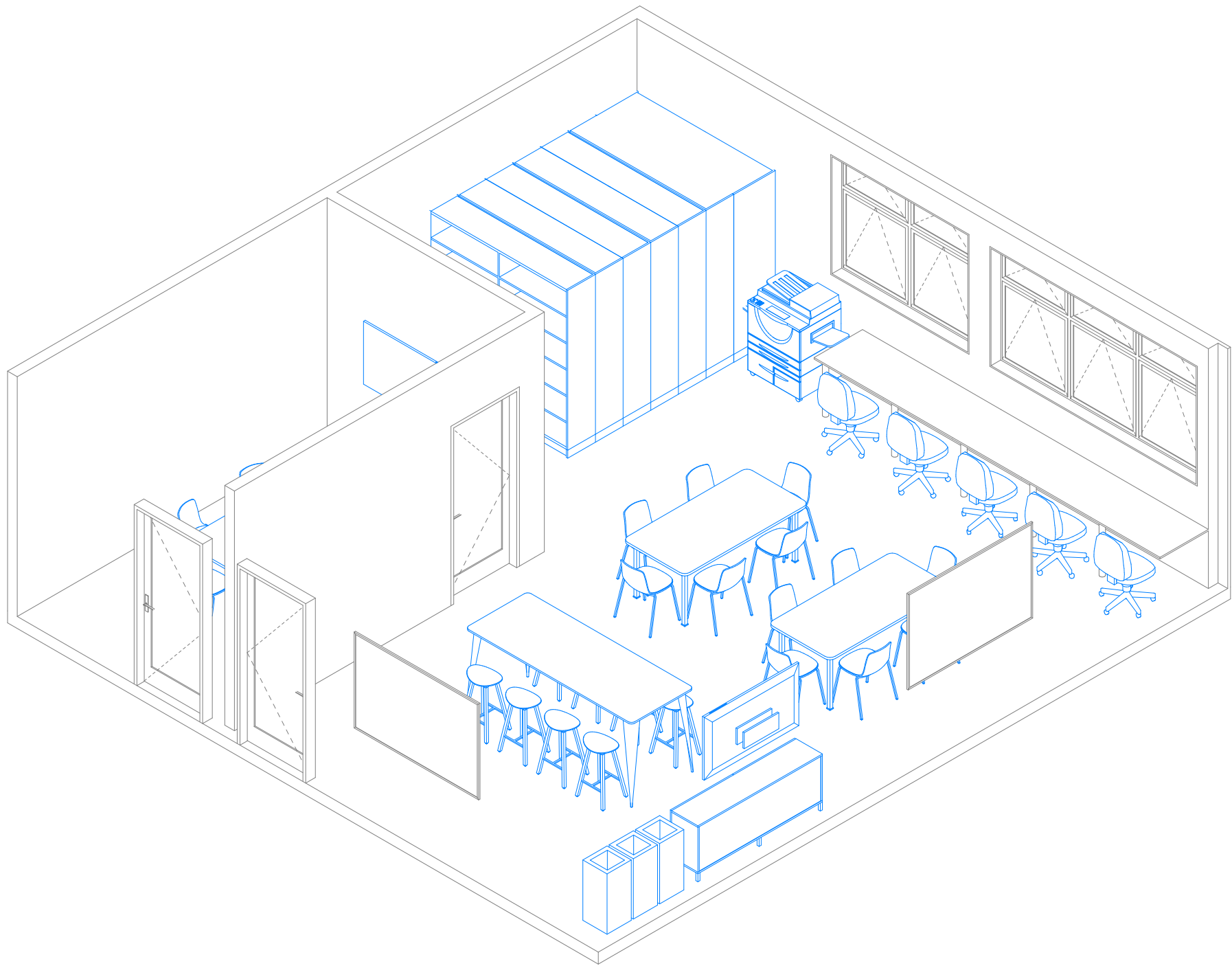
A.L.120 - B

Layouts - 121 Workroom (B)

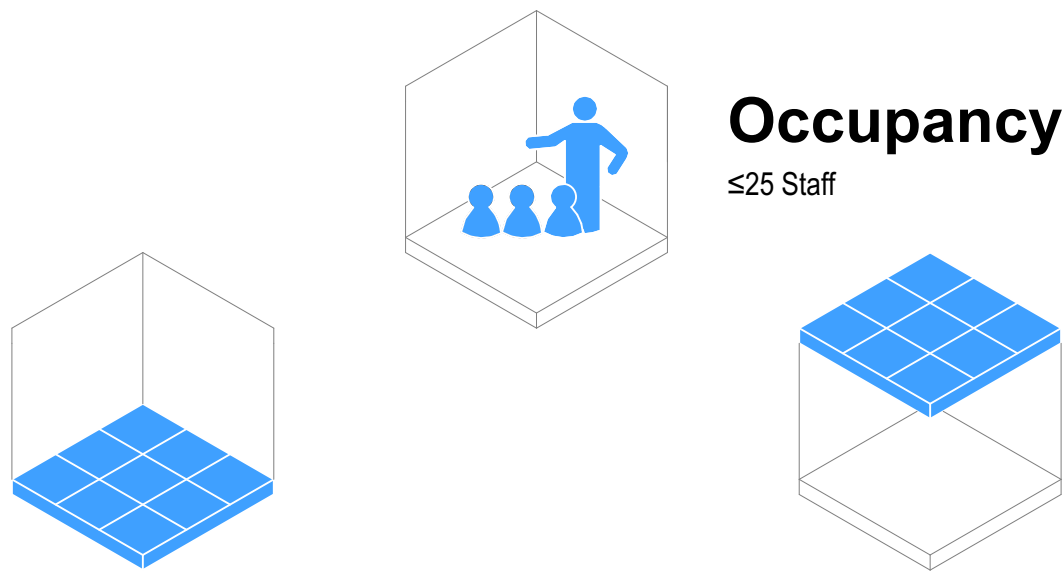
General Arrangement



Room Isometric



Details



Flooring

- ☒ F01 Carpet Tile General Purpose
- ☐ F05 Vinyl General Purpose
- ☐ F08 Vinyl Sports/Dance (with Underlay)
- ☐ F10 Sealer Coating (Exposed Concrete)

Typology Dependent Considerations

- ☒ F03 Carpet Tile General (Entrance Matting)
- ☐ F07 Vinyl (with Acoustic Backing)
- ☐ F20 Timber Sprung Floor

Ceiling

- ☒ Ceiling Tile (NRC 0.70 minimum / CAC 20 min)
- ☐ Ceiling Tile (NRC 0.85 minimum / CAC 20 min)
- ☐ Gypsum Sheet

Typology Dependent Considerations

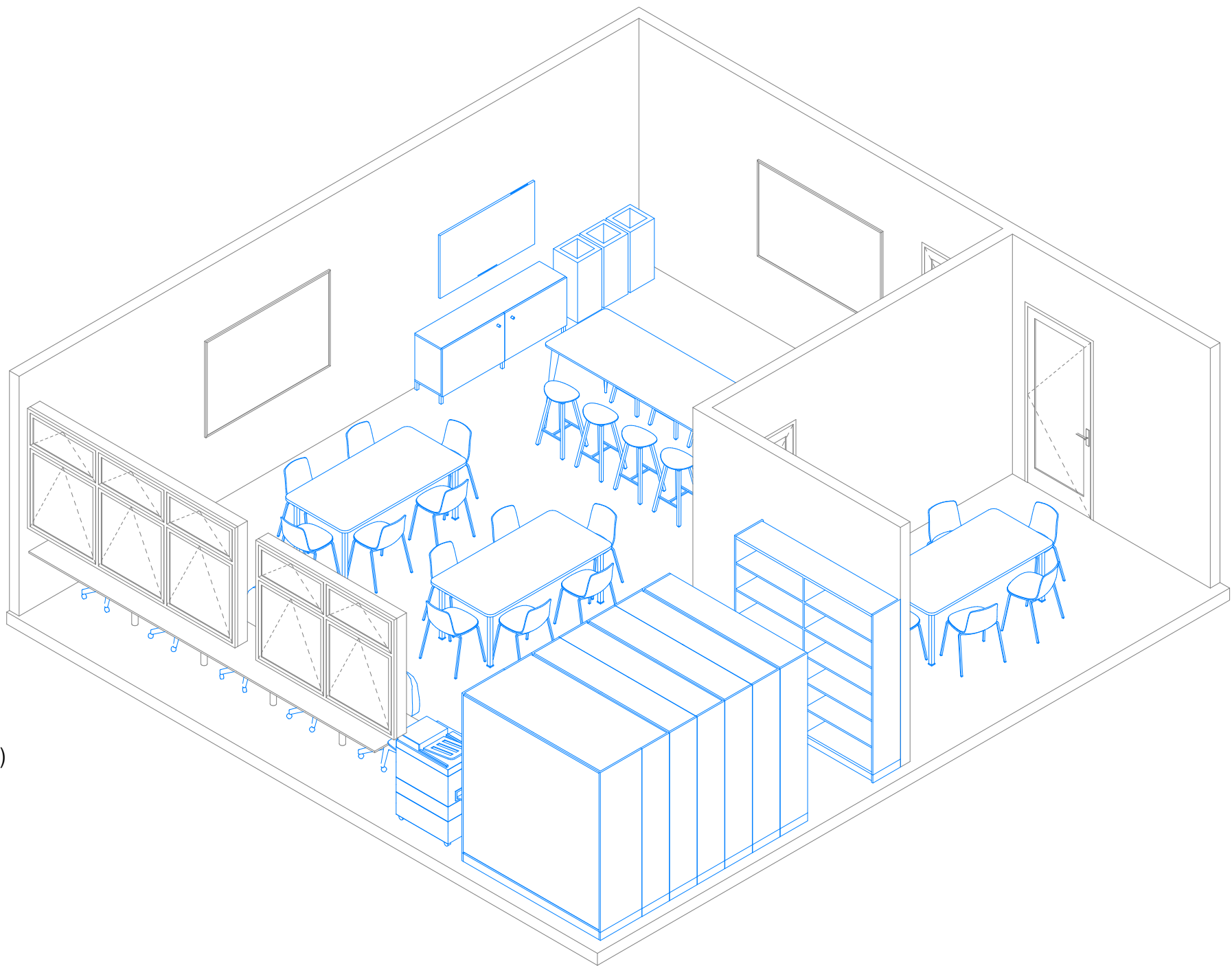
- ☒ Upgrade CAC 30 min + Insulation (High-Noise Classroom Above)
- ☒ Upgrade CAC 30 min (Hard-Surfaced Classroom Above)
- ☒ Upgrade CAC 30 min (Roof Above)
- ☐ Wipeable Tile
- ☐ Specialist Acoustic Design Required

Wall Finish

- ☒ WF01/02 Painted Plasterboard
- ☒ WF10 Acoustic Pinboard (NRC 0.4 min)
- ☐ WF30 Wall Vinyl
- ☐ WF22 Manufactured Timber Board Lining (Plywood)
- ☒ WF22 Manufactured Timber Board Lining (OSB)

Typology Dependent Considerations

- ☒ Pinboard Located On Perpendicular Faces
- ☐ Pinboard Located At High-Level On All Faces
- ☐ Pinboard Face Polyester (Smooth)
- ☐ Durable Lining As Dado
- ☒ Durable Lining As Dado (Small Rooms Only)
- ☐ Specialist Acoustic Design Required



Room Data Sheet

121 Room Data - Workroom - Layout B					
Supply	Code	Group	Description	Image	Qty
Build	BL-700	FURNITURE	Benchtop, Laminate - 1000x700 (1 Workstation)		5
Build	LG-1	JOINERY	Joinery Leg		5
Build	WB-1800	FITTING	Whiteboard - Wall Mounted, 1800x1200		2
School	BI-L	FURNITURE	Bin - Landfill		1
School	BI-P	FURNITURE	Bin - Paper		1
School	BI-R	FURNITURE	Bin - Recycling (Plastics & Cans)		1
School	BR-W	FITTING	TV Wall Mounting Bracket		2
School	CH-1	FURNITURE	Chair - General Purpose		18
School	CH-2	FURNITURE	Chair - Office, Wheeled		5
School	L-450-1200	FURNITURE	Lundia - 450x2000		7
School	L-450-1200	FURNITURE	Lundia - 600x2000		1
School	OS-1800	FURNITURE	Office Sideboard - 1800x400		1
School	PR-1	ELECTRICAL	Printer - Copier		1
School	ST-2	FURNITURE	Stool - Formal		8
School	TB-1800	FURNITURE	Table - Medium, 1800x900		3
School	TB-L-2400	FURNITURE	Table - Leaner, 2400x900		1
School	TV-60	ELECTRICAL	Audio Visual Screen - Wall Mounted		2

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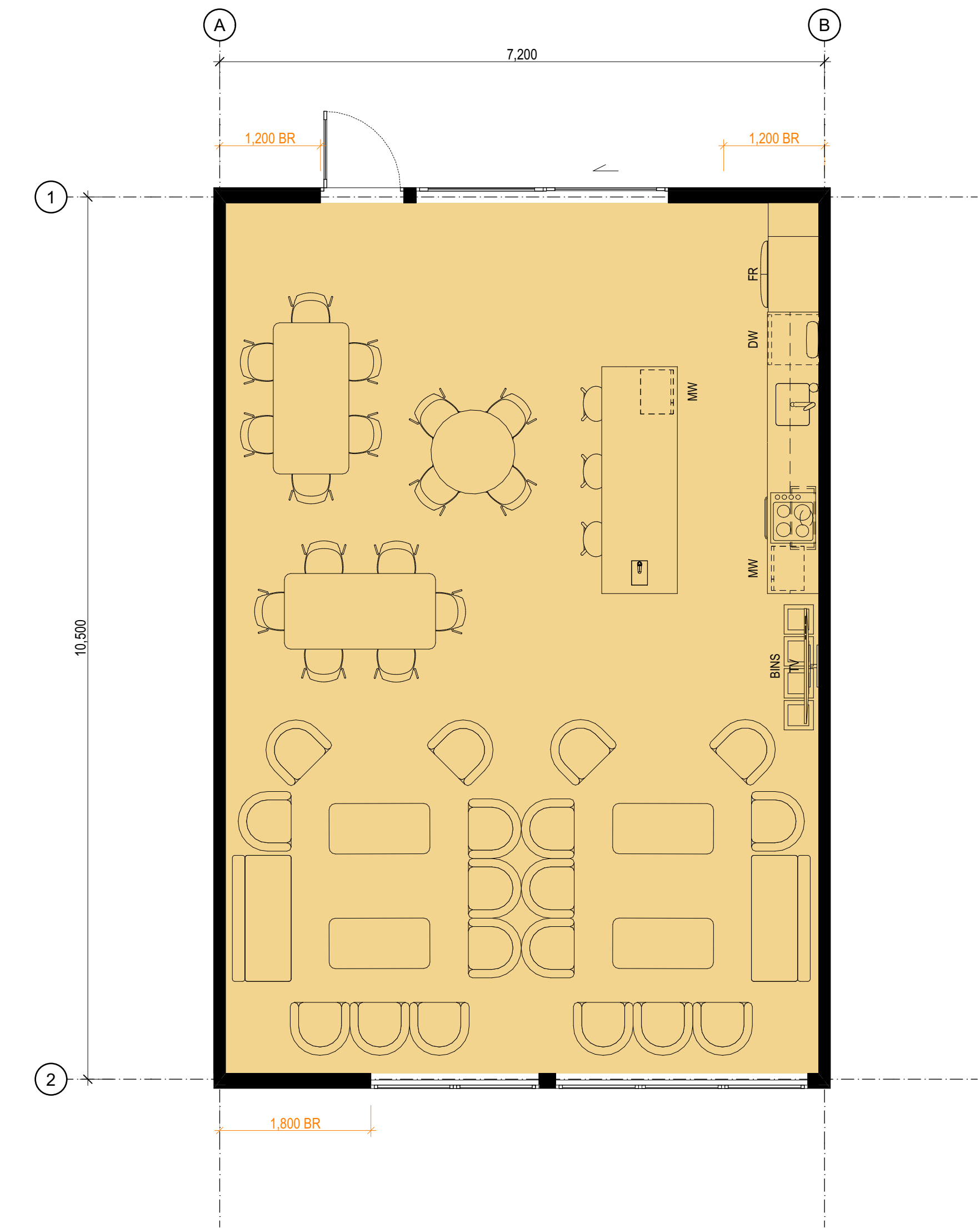
Standard Designs
Layouts
A - Architecture
Layouts - 121 Workroom (B)

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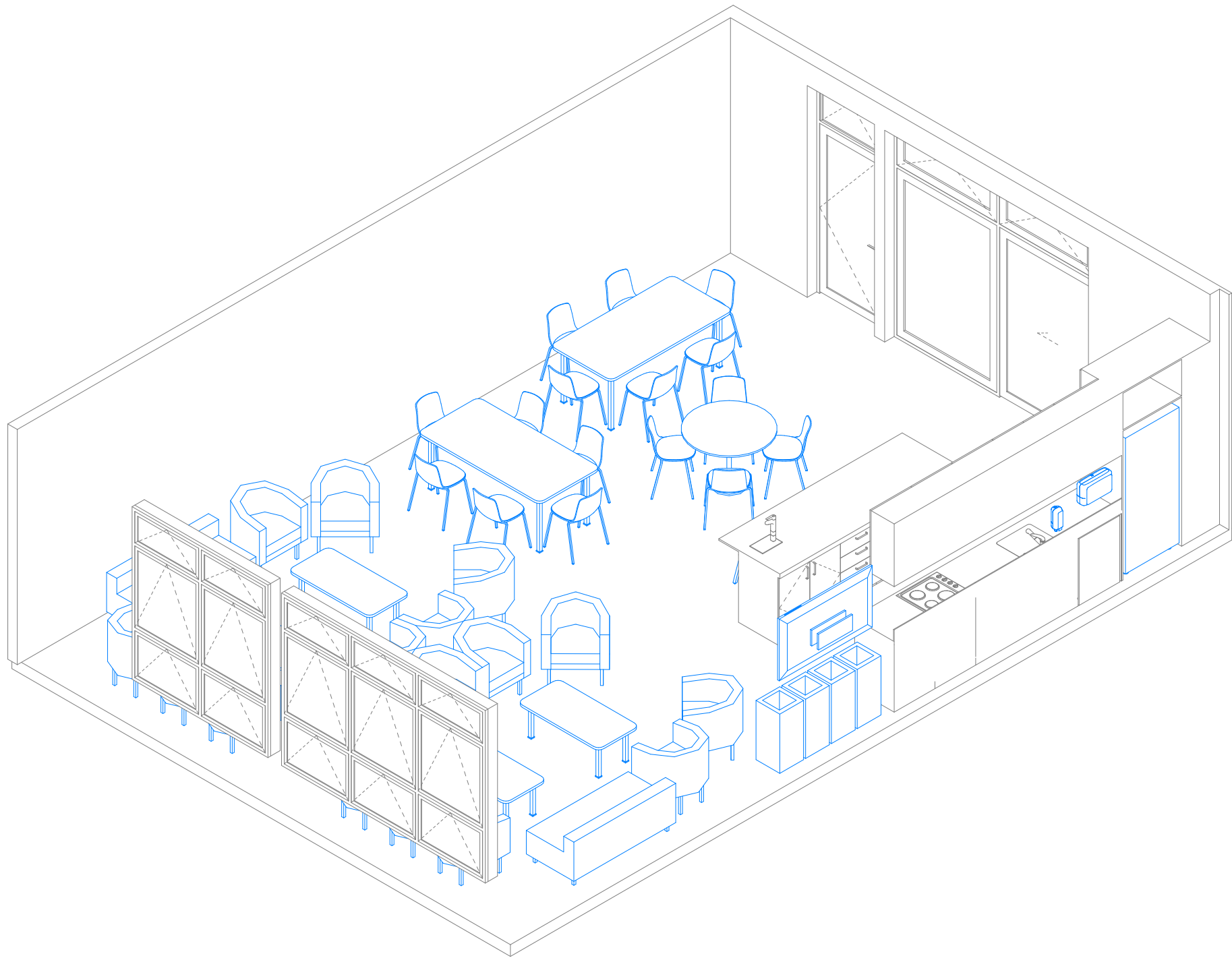
A.L.121 - B

Layouts - 122 Staffroom (A)

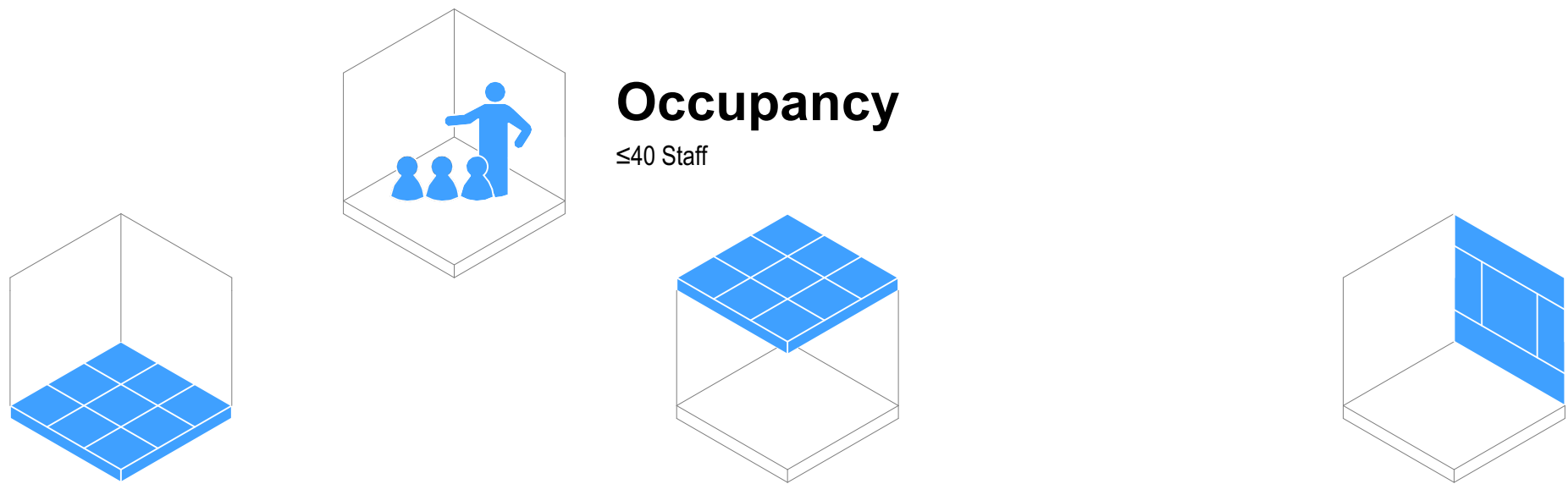
General Arrangement



Room Isometric



Details



Flooring

- ☒ F01 Carpet Tile General Purpose
- ☒ F05 Vinyl General Purpose
- ☒ F08 Vinyl Sports/Dance (with Underlay)
- ☐ F10 Sealer Coating (Exposed Concrete)

Typology Dependent Considerations

- ☒ F03 Carpet Tile General (Entrance Matting)
- ☒ F07 Vinyl (with Acoustic Backing)
- ☐ F20 Timber Sprung Floor

Ceiling

- ☒ Ceiling Tile (NRC 0.70 minimum / CAC 20 min)
- ☐ Ceiling Tile (NRC 0.85 minimum / CAC 20 min)
- ☐ Gypsum Sheet

Typology Dependent Considerations

- ☒ Upgrade CAC 30 min + Insulation (High-Noise Classroom Above)
- ☒ Upgrade CAC 30 min (Hard-Surfaced Classroom Above)
- ☒ Upgrade CAC 30 min (Roof Above)
- ☐ Wipeable Tile
- ☐ Specialist Acoustic Design Required

Wall Finish

- ☒ WF01/02 Painted Plasterboard
- ☒ WF10 Acoustic Pinboard (NRC 0.4 min)
- ☐ WF30 Wall Vinyl
- ☐ WF22 Manufactured Timber Board Lining (Plywood)
- ☐ WF22 Manufactured Timber Board Lining (OSB)

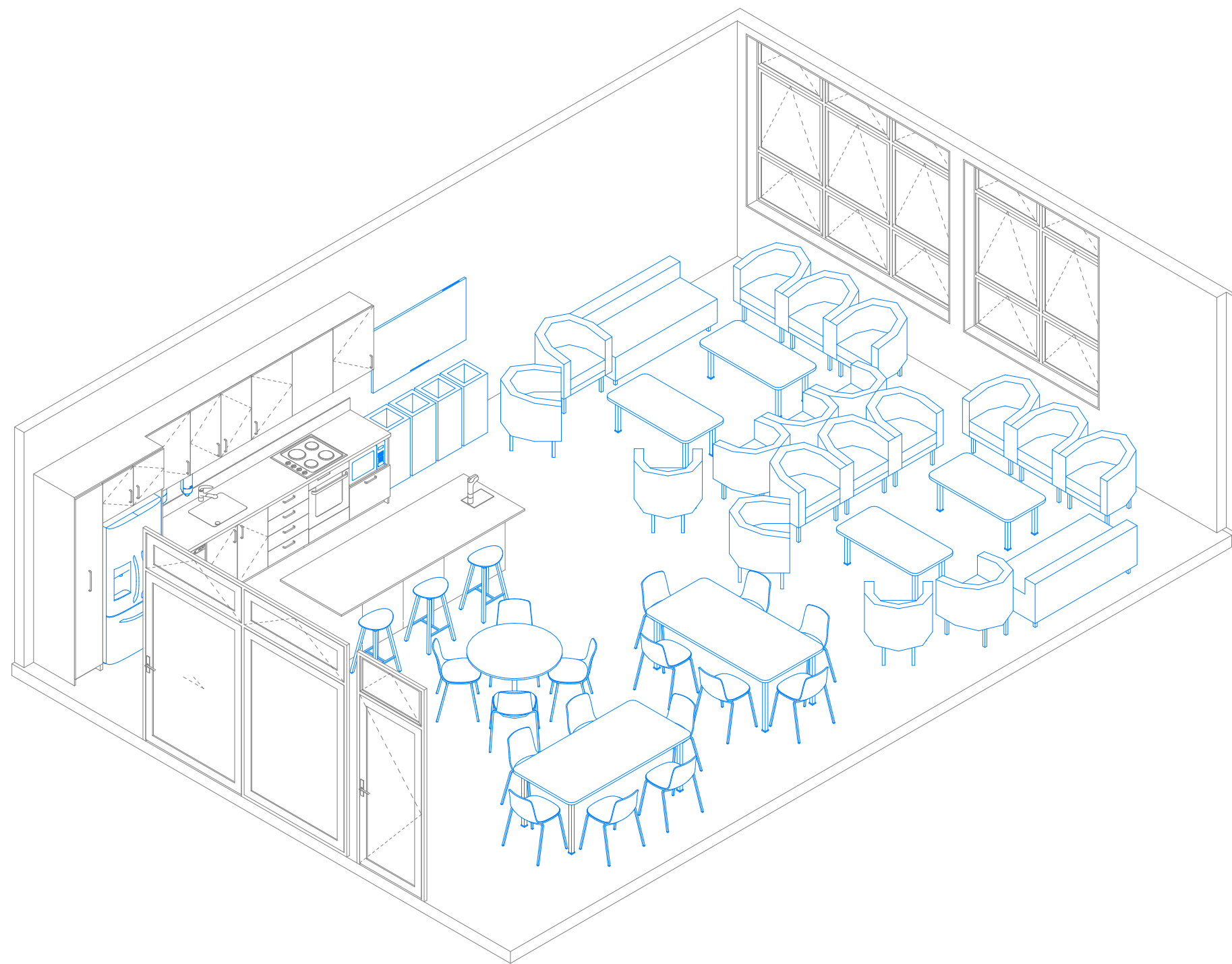
Typology Dependent Considerations

- ☒ Pinboard Located On Perpendicular Faces
- ☐ Pinboard Located At High-Level On All Faces
- ☐ Pinboard Face Polyester (Smooth)
- ☐ Durable Lining As Dado
- ☐ Durable Lining As Dado (Small Rooms Only)
- ☐ Specialist Acoustic Design Required

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Room Data Sheet

122 Room Data - Staffroom - Layout A					
Supply	Code	Group	Description	Image	Qty
Build	A-DW-1	PLUMBING	Dishwasher - Standard		1
Build	A-EH-1	ELECTRICAL	Hob - Electrical, In-Built		1
Build	A-OV-1	ELECTRICAL	Oven - Domestic, In-built		1
Build	A-RH-3	ELECTRICAL	Rangehood - In-built		1
Build	LU-C-900	JOINERY	Low Unit - Cupboard, 900x600		2
Build	LU-D-600	JOINERY	Low Unit - Drawer, 600x600		3
Build	LU-DW-620	JOINERY	Low Unit - Dishwasher, 620x600		1
Build	LU-MW-600	JOINERY	Low Unit - Microwave, 600x600		2
Build	LU-OV-600	JOINERY	Low Unit - Oven, 600x600		1
Build	SK-S-500	PLUMBING	Sink - Large, General Purpose, 500x400		1
Build	TP-1	PLUMBING	Tap - Swivel Mixer, General Purpose		1
Build	TP-5	FURNITURE	Tap - Hot Water Supply, Sink Free with Underbench Unit		1
Build	TU-D-400	JOINERY	Tall Unit - Pull-Out Pantry, 400x600x2400		1
Build	TU-FR-900	JOINERY	Tall Unit - Fridge, 900x600x2400		1
Build	WU-C-600	JOINERY	Wall Unit - Cupboard, 600x350		4
Build	WU-C-900	JOINERY	Wall Unit - Cupboard, 900x350		1
School	A-FR-2	ELECTRICAL	Fridge - General Purpose, Medium		1
School	A-MW-1	ELECTRICAL	Microwave		2
School	BI-G	FURNITURE	Bin - Glass		1
School	BI-L	FURNITURE	Bin - Landfill		1
School	BI-O	FURNITURE	Bin - Organic		1
School	BI-R	FURNITURE	Bin - Recycling (Plastics & Cans)		1
School	BR-W	FITTING	TV Wall Mounting Bracket		1
School	CH-1	FURNITURE	Chair - General Purpose		16
School	CH-4	FURNITURE	Chair - Tub		18
School	CH-5	FURNITURE	Chair - Sofa, Backrest		2
School	DI-H	FITTING	Dispenser - Paper Towel		1
School	DI-S	FITTING	Dispenser - Soap		1
School	ST-2	FURNITURE	Stool - Formal		3
School	TB-1000	FURNITURE	Table - Small, 1000 Round		1
School	TB-1800	FURNITURE	Table - Medium, 1800x900		2
School	TB-C-1200	FURNITURE	Table - Coffee, 1200x600		4
School	TV-60	ELECTRICAL	Audio Visual Screen - Wall Mounted		1

Standard Designs

Layouts

A - Architecture

Layouts - 122 Staffroom (A)

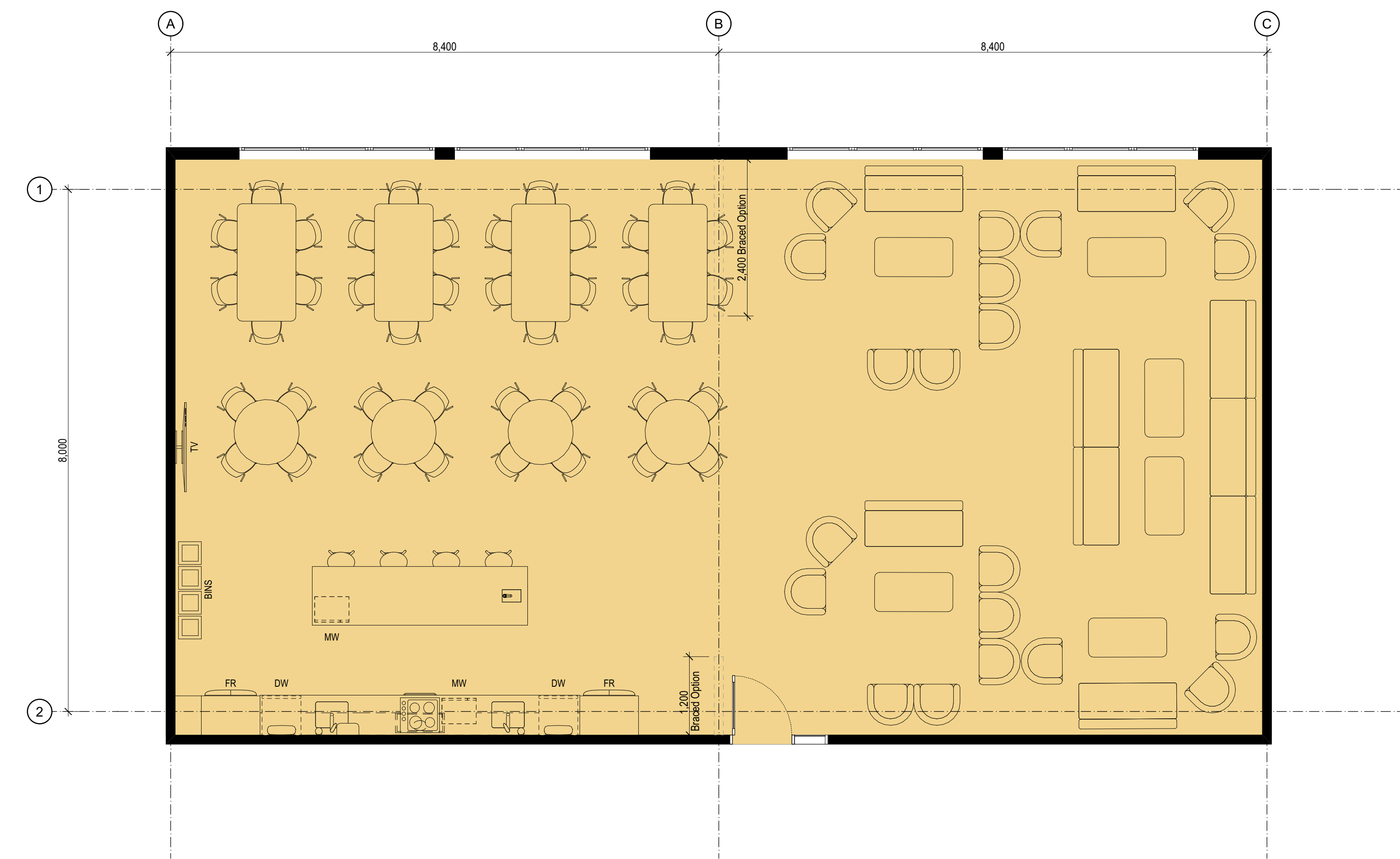
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A.L.122 - B

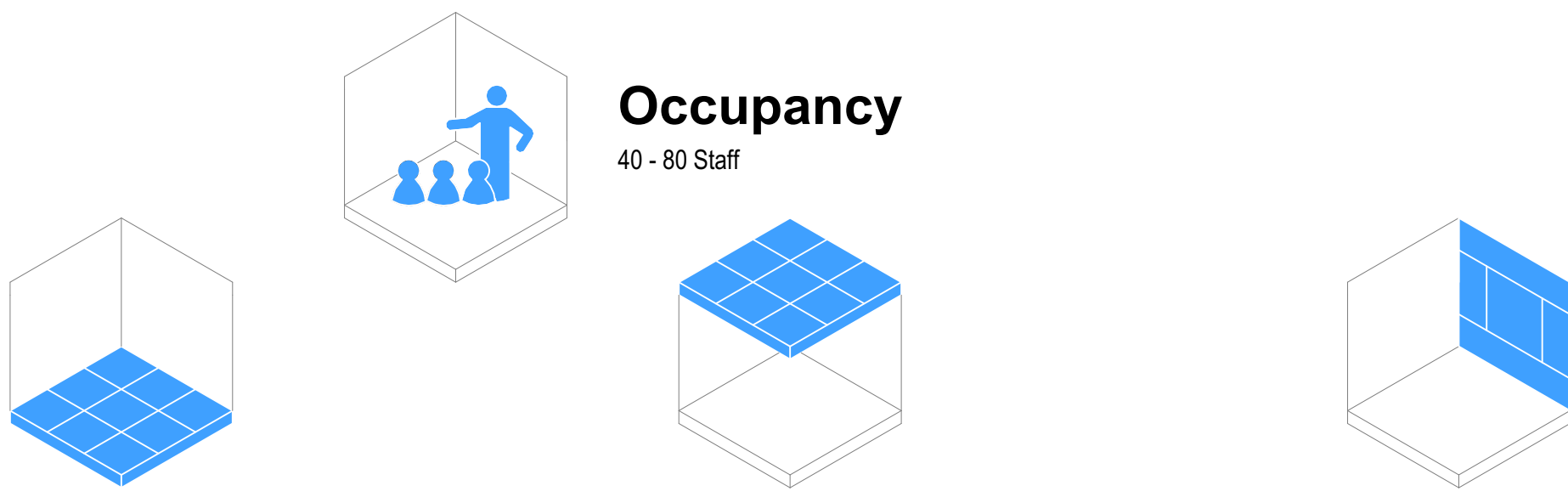
No.	Description	Date
A	100% Developed Design	1/05/2026
B	100% Developed Design III	26/06/2026

Layouts - 123 Staffroom (B)

General Arrangement



Details



Flooring

- ☒ F01 Carpet Tile General Purpose
- ☒ F05 Vinyl General Purpose
- ☐ F08 Vinyl Sports/Dance (with Underlay)
- ☐ F10 Sealer Coating (Exposed Concrete)

Typology Dependent Considerations

- ☒ F03 Carpet Tile General (Entrance Matting)
- ☒ F07 Vinyl (with Acoustic Backing)
- ☐ F20 Timber Sprung Floor

Ceiling

- ☒ Ceiling Tile (NRC 0.70 minimum / CAC 20 min)
- ☐ Ceiling Tile (NRC 0.85 minimum / CAC 20 min)
- ☐ Gypsum Sheet

Typology Dependent Considerations

- ☒ Upgrade CAC 30 min + Insulation (High-Noise Classroom Above)
- ☒ Upgrade CAC 30 min (Hard-Surfaced Classroom Above)
- ☒ Upgrade CAC 30 min (Roof Above)
- ☐ Wipeable Tile
- ☐ Specialist Acoustic Design Required

Wall Finish

- ☒ WF01/02 Painted Plasterboard
- ☒ WF10 Acoustic Pinboard (NRC 0.4 min)
- ☐ WF30 Wall Vinyl
- ☐ WF22 Manufactured Timber Board Lining (Plywood)
- ☐ WF22 Manufactured Timber Board Lining (OSB)

Typology Dependent Considerations

- ☒ Pinboard Located On Perpendicular Faces
- ☐ Pinboard Located At High-Level On All Faces
- ☐ Pinboard Face Polyester (Smooth)
- ☐ Durable Lining As Dado
- ☐ Durable Lining As Dado (Small Rooms Only)
- ☐ Specialist Acoustic Design Required

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SPECIFIC NOTES:

Room Data Sheet

123 Room Data - Staffroom - Layout B						123 Room Data - Staffroom - Layout B					
Supply	Code	Group	Description	Image	Qty	Supply	Code	Group	Description	Image	Qty
Build	A-DW-1	PLUMBING	Dishwasher - Standard		2	School	A-FR-2	ELECTRICAL	Fridge - General Purpose, Medium		2
Build	A-EH-1	ELECTRICAL	Hob - Electrical, In-Built		1	School	A-MW-1	ELECTRICAL	Microwave		2
Build	A-OV-1	ELECTRICAL	Oven - Domestic, In-built		1	School	BI-G	FURNITURE	Bin - Glass		1
Build	A-RH-3	ELECTRICAL	Rangehood - In-built		1	School	BI-L	FURNITURE	Bin - Landfill		1
Build	LU-C-900	JOINERY	Low Unit - Cupboard, 900x600		3	School	BI-O	FURNITURE	Bin - Organic		1
Build	LU-D-600	JOINERY	Low Unit - Drawer, 600x600		4	School	BI-R	FURNITURE	Bin - Recycling (Plastics & Cans)		1
Build	LU-DW-620	JOINERY	Low Unit - Dishwasher, 620x600		2	School	BR-W	FITTING	TV Wall Mounting Bracket		1
Build	LU-MW-600	JOINERY	Low Unit - Microwave, 600x600		2	School	CH-1	FURNITURE	Chair - General Purpose		40
Build	LU-OV-600	JOINERY	Low Unit - Oven, 600x600		1	School	CH-4	FURNITURE	Chair - Tub		20
Build	SK-S-500	PLUMBING	Sink - Large, General Purpose, 500x400		2	School	CH-5	FURNITURE	Chair - Sofa, Backrest		9
Build	TP-1	PLUMBING	Tap - Swivel Mixer, General Purpose		2	School	DI-H	FITTING	Dispenser - Paper Towel		2
Build	TP-5	FURNITURE	Tap - Hot Water Supply, Sink Free with Underbench Unit		1	School	DI-S	FITTING	Dispenser - Soap		2
Build	TP-6	PLUMBING	Tap - Hot Water Supply, Wall-Mounted Unit		1	School	ST-2	FURNITURE	Stool - Formal		4
Build	TU-D-400	JOINERY	Tall Unit - Pull-Out Pantry, 400x600x2400		1	School	TB-1000	FURNITURE	Table - Small, 1000 Round		4
Build	TU-FR-900	JOINERY	Tall Unit - Fridge, 900x600x2400		2	School	TB-1800	FURNITURE	Table - Medium, 1800x900		4
Build	WU-C-600	JOINERY	Wall Unit - Cupboard, 600x350		4	School	TB-C-1200	FURNITURE	Table - Coffee, 1200x600		6
Build	WU-C-900	JOINERY	Wall Unit - Cupboard, 900x350		1	School	TV-60	ELECTRICAL	Audio Visual Screen - Wall Mounted		1
Build	WU-S-1500	JOINERY	Wall Unit - Shelving, 1500x350		1						

No.
A
B

Description
100% Developed Design
100% Developed Design III

Date
1/05/2026
26/06/2026

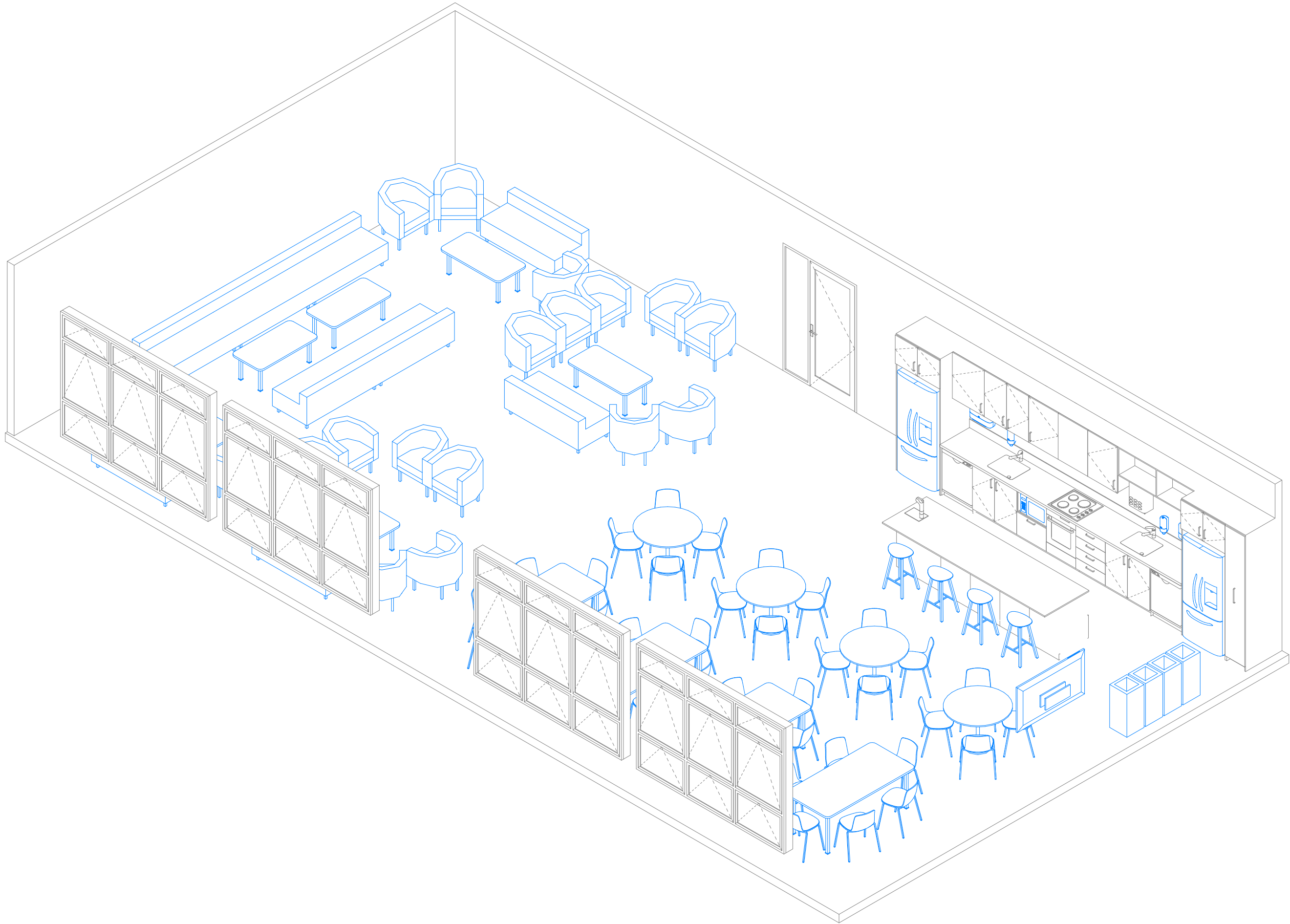
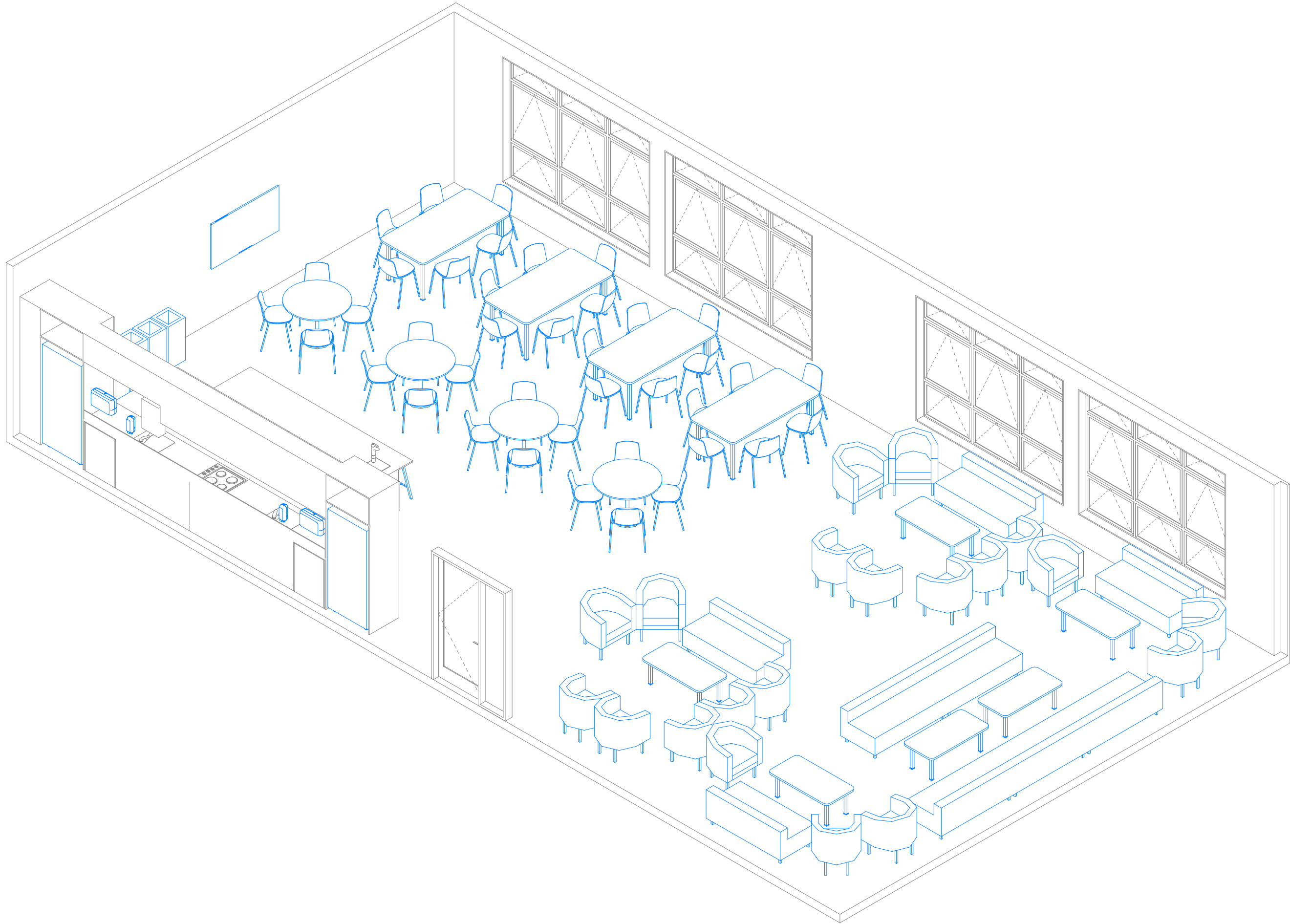
Standard Designs
Layouts
A - Architecture
Layouts - 123 Staffroom (B)

1:50 @ A1

A.L.123.1 - B

Layouts - 123 Staffroom (B)

Room Isometric



GENERAL NOTES:
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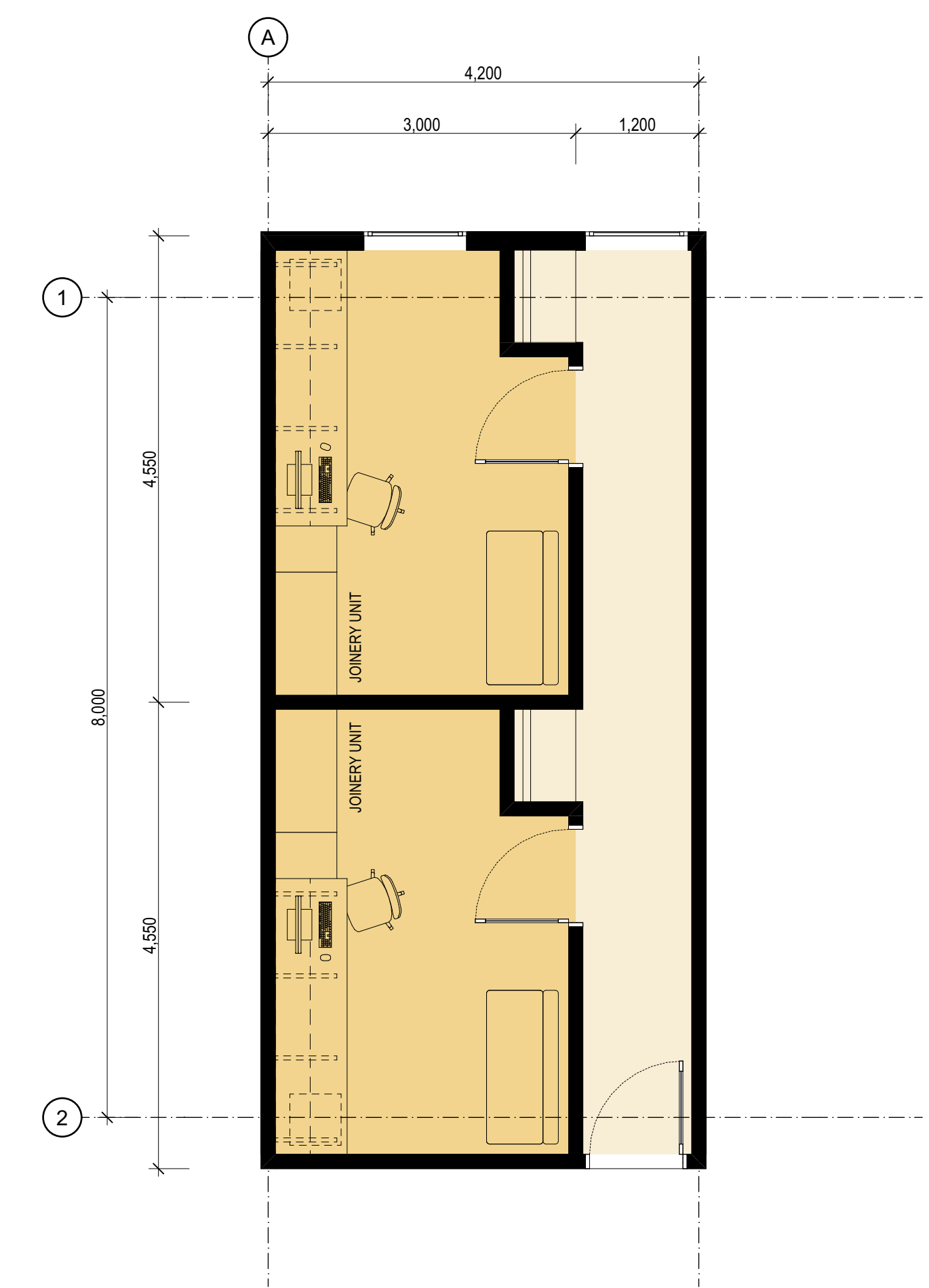
SPECIFIC NOTES:

No.	Description	Date
A	100% Developed Design	1/05/2026
B	100% Developed Design III	26/06/2026

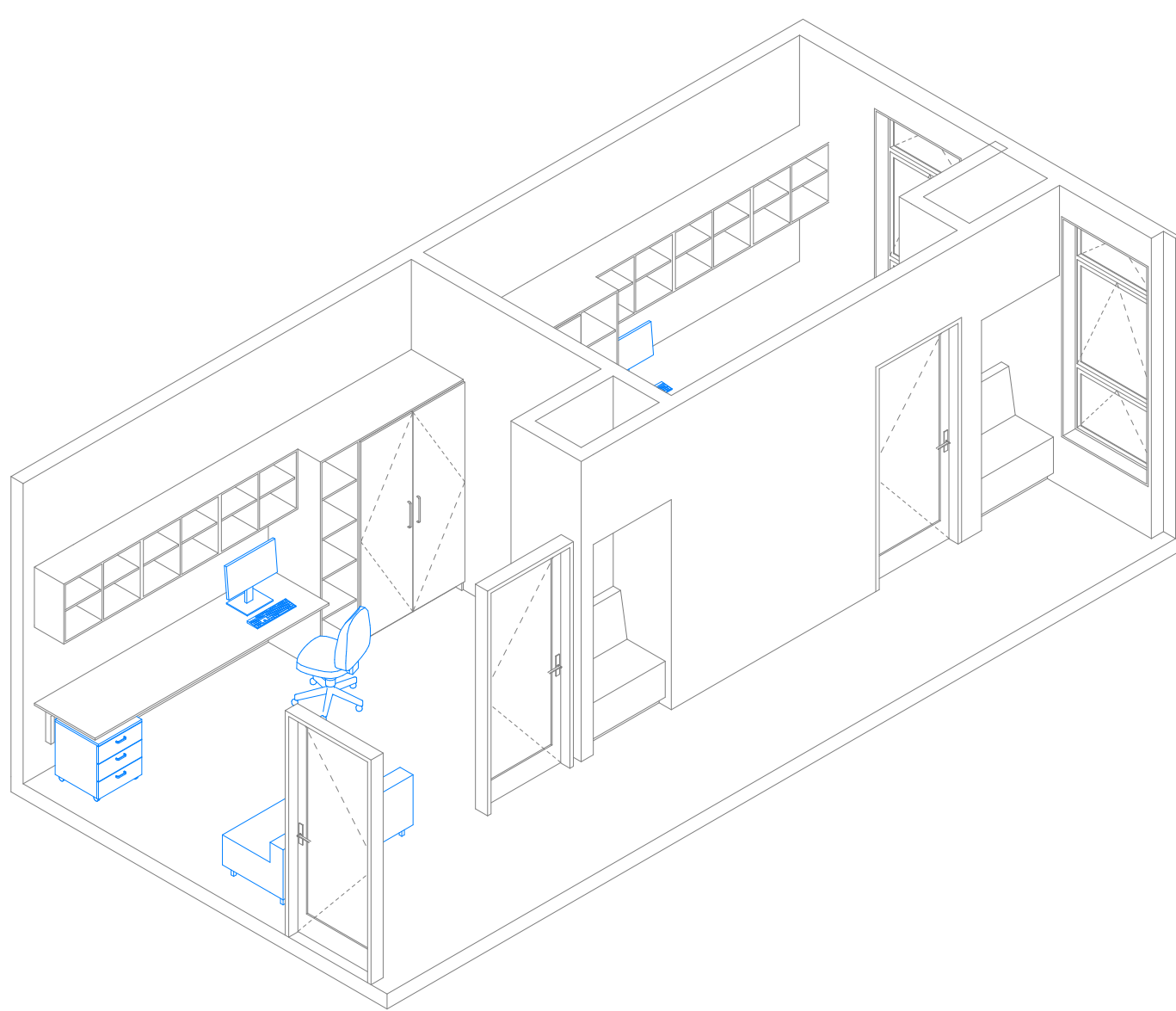
Standard Designs
Layouts
A - Architecture
Layouts - 123 Staffroom (B)
1:65 @ A1

Layouts - 124 Counselling (A)

General Arrangement



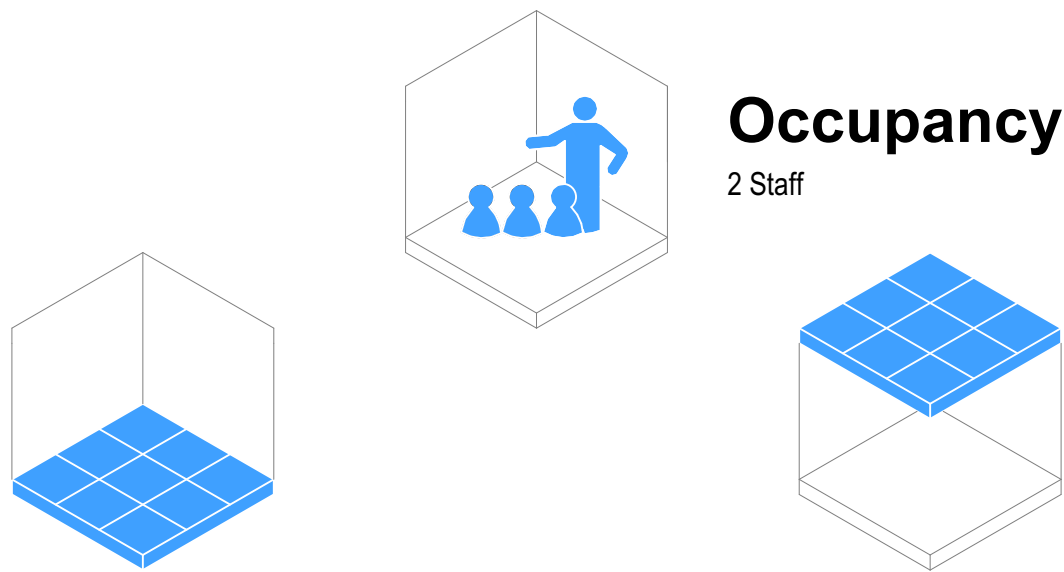
Room Isometric



Room Data Sheet

124 Room Data - Counselling - Layout A					
Supply	Code	Group	Description	Image	Qty
Build	BL-700	FURNITURE	Benchtop, Laminate - 2700x700		3
Build	BR-C	JOINERY	Bracket - Cantilever		12
Build	IS-1-900B	JOINERY	In-built Seating with Squab - 900 Module with Backrest		2
Build	TU-C-1200	JOINERY	Tall Unit - Cupboard, 1200x600x2100		2
Build	TU-S-450	JOINERY	Tall Unit - Shelving, 450x600x2100		2
Build	WU-S-900	JOINERY	Wall Unit - Shelving, 900x350		9
School	CH-2	FURNITURE	Chair - Office, Wheeled		3
School	CH-5	FURNITURE	Chair - Sofa, Backrest		2
School	CM	ELECTRICAL	Computer - Desktop		3
School	OD-500	FURNITURE	Office Mobile Cabinet - 500x500		3

Details



Flooring

- ☒ F01 Carpet Tile General Purpose
- ☐ F05 Vinyl General Purpose
- ☐ F08 Vinyl Sports/Dance (with Underlay)
- ☐ F10 Sealer Coating (Exposed Concrete)

Typology Dependent Considerations

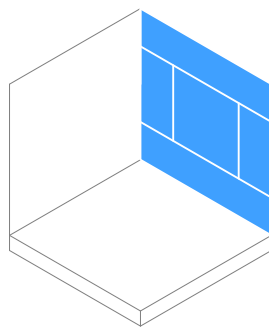
- ☐ F03 Carpet Tile General (Entrance Matting)
- ☐ F07 Vinyl (with Acoustic Backing)
- ☐ F20 Timber Sprung Floor

Ceiling

- ☒ Ceiling Tile (NRC 0.70 minimum / CAC 20 min)
- ☐ Ceiling Tile (NRC 0.85 minimum / CAC 20 min)
- ☐ Gypsum Sheet

Typology Dependent Considerations

- ☒ Upgrade CAC 30 min + Insulation (High-Noise Classroom Above)
- ☒ Upgrade CAC 30 min (Hard-Surfaced Classroom Above)
- ☒ Upgrade CAC 30 min (Roof Above)
- ☐ Wipeable Tile
- ☐ Specialist Acoustic Design Required

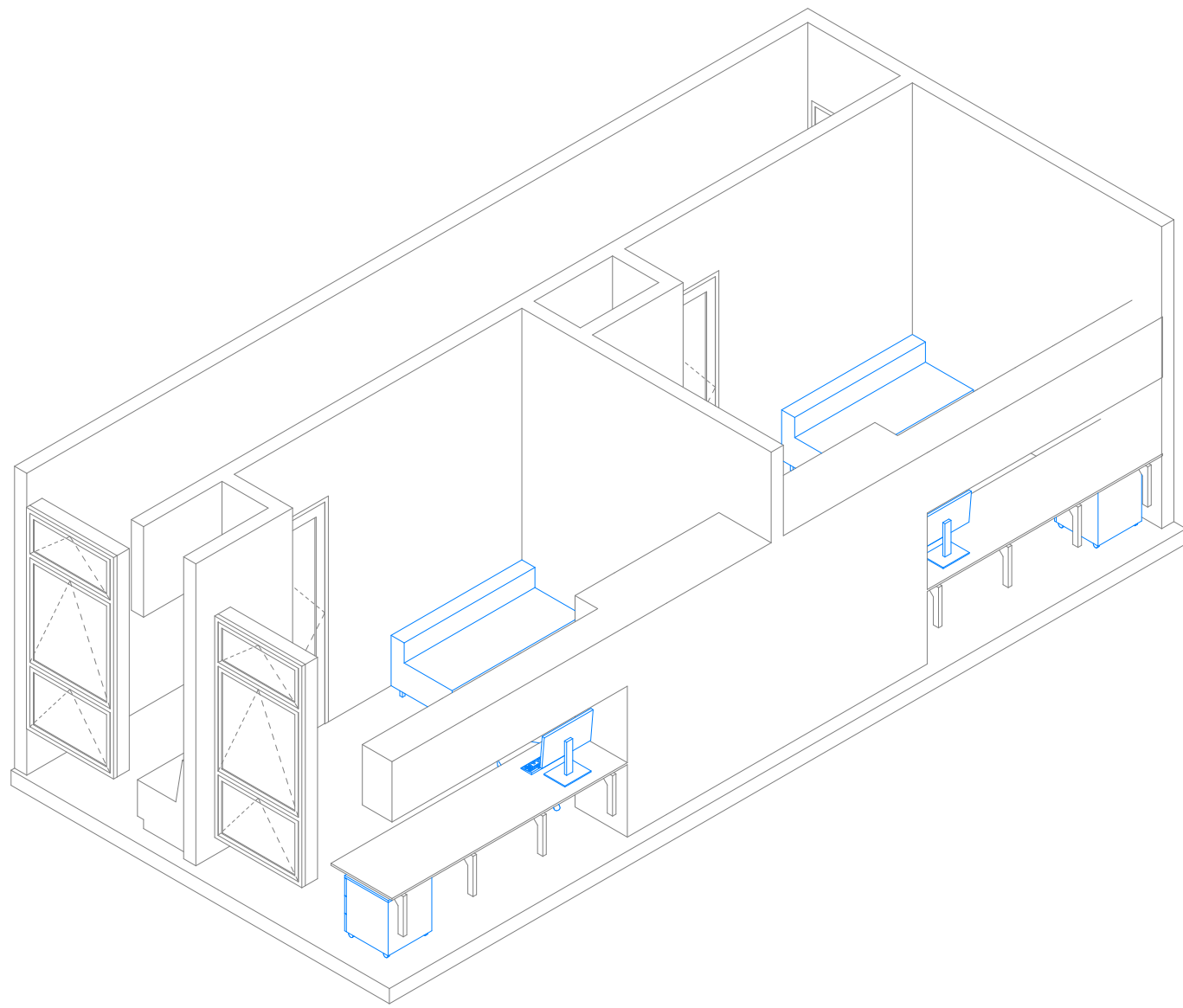


Wall Finish

- ☒ WF01/02 Painted Plasterboard
- ☒ WF10 Acoustic Pinboard (NRC 0.4 min)
- ☐ WF30 Wall Vinyl
- ☐ WF22 Manufactured Timber Board Lining (Plywood)
- ☒ WF22 Manufactured Timber Board Lining (OSB)

Typology Dependent Considerations

- ☒ Pinboard Located On Perpendicular Faces
- ☐ Pinboard Located At High-Level On All Faces
- ☐ Pinboard Face Polyester (Smooth)
- ☐ Durable Lining As Dado
- ☒ Durable Lining As Dado (Small Rooms Only)
- ☐ Specialist Acoustic Design Required



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SPECIFIC NOTES:

No.	Description	Date
A	100% Developed Design	1/05/2026
B	100% Developed Design III	26/06/2026

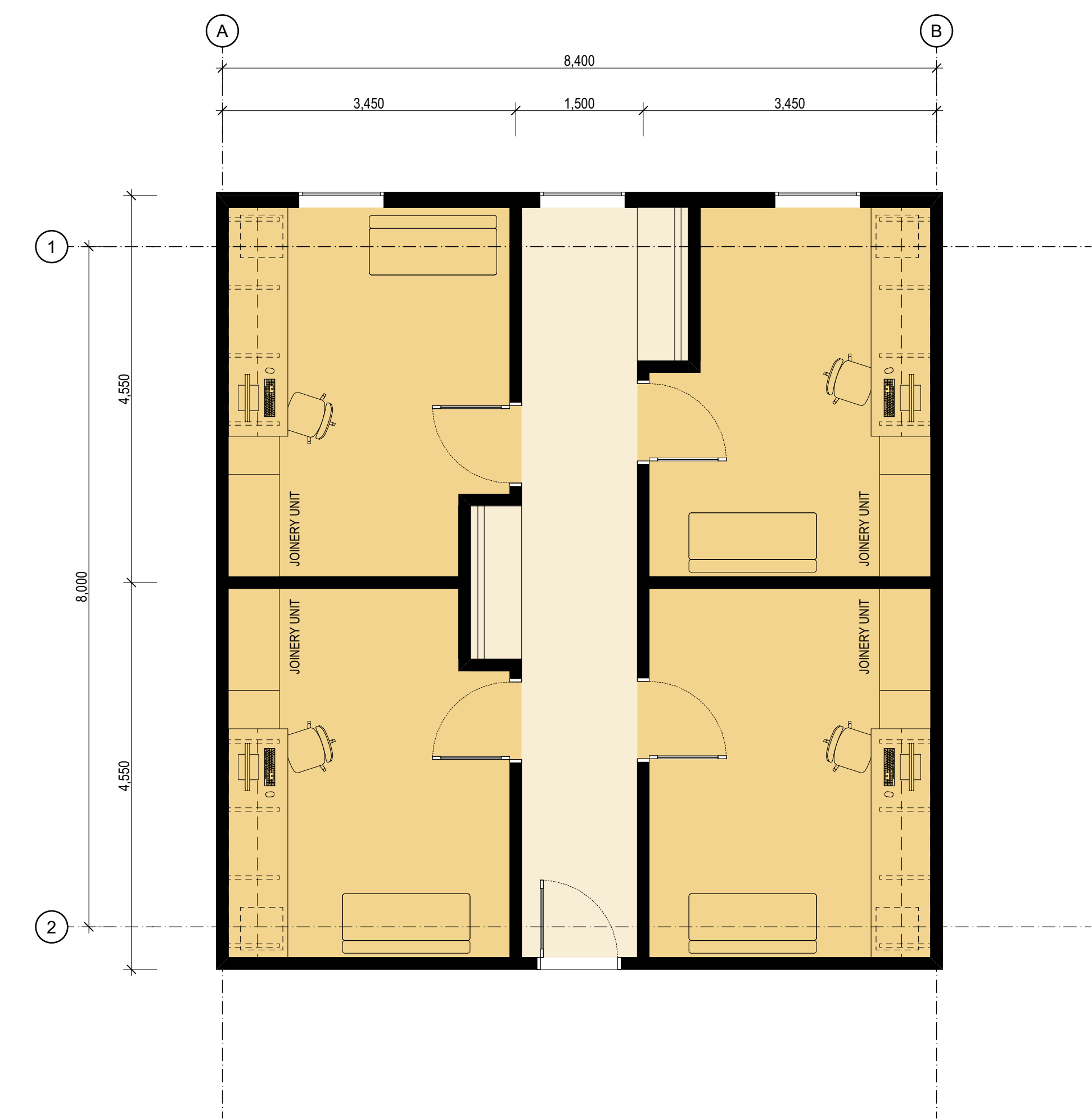
Standard Designs
Layouts
A - Architecture
Layouts - 124 Counselling (A)

1:50 @ A1

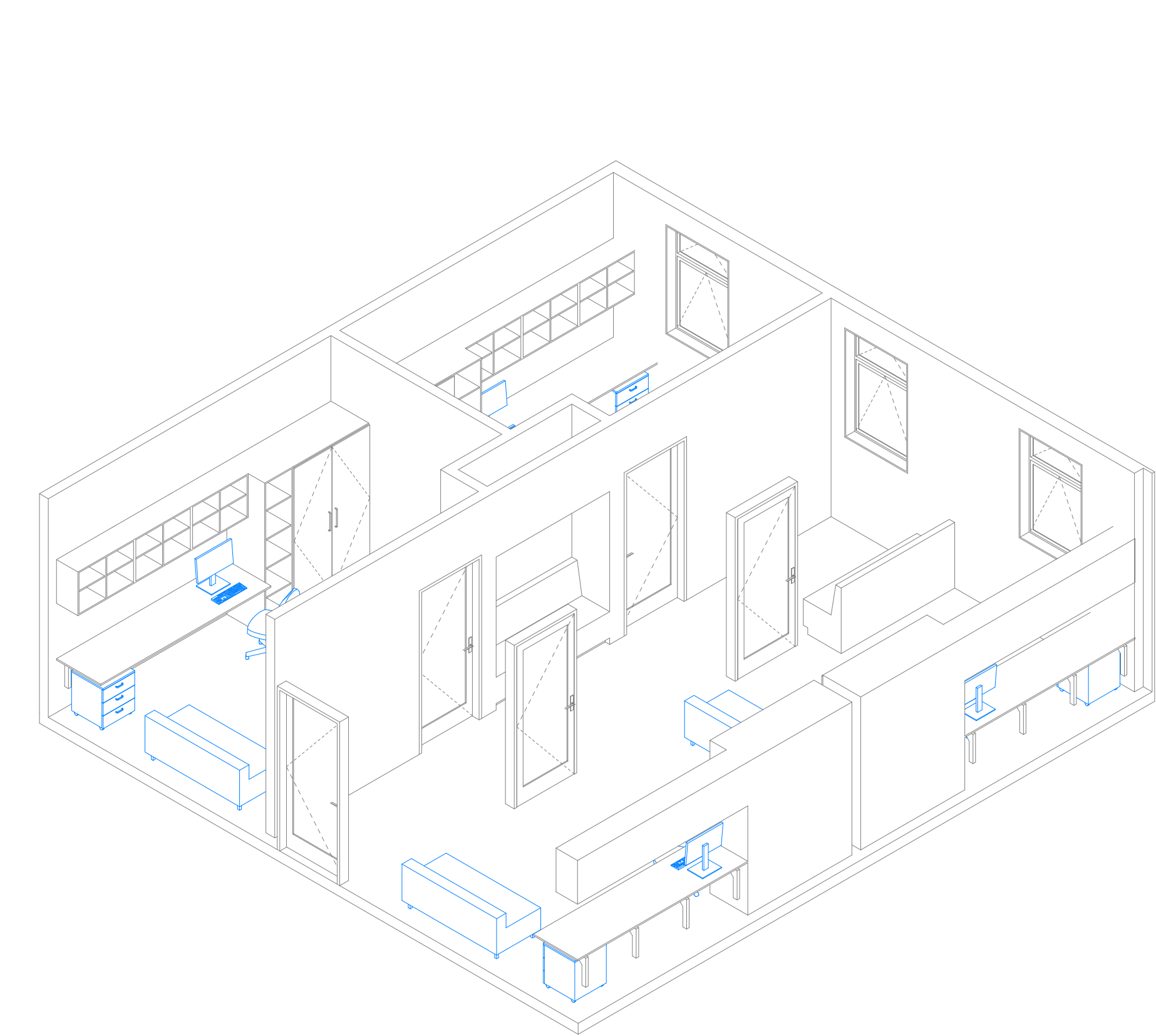
A.L.124 - B

Layouts - 125 Counselling (B)

General Arrangement



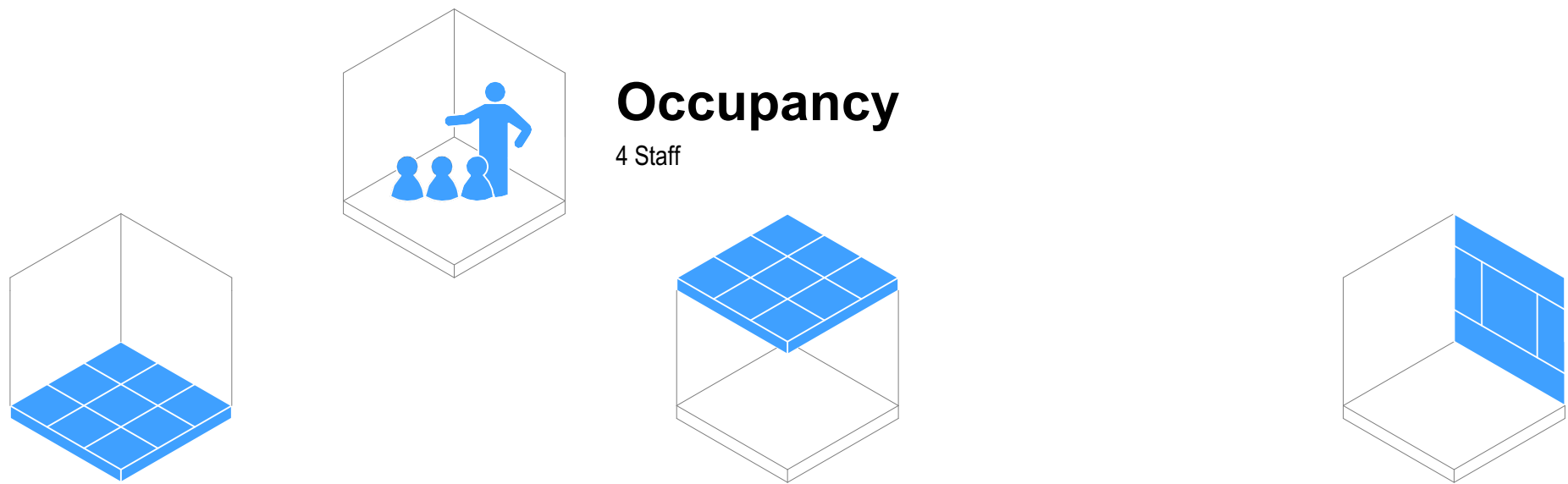
Room Isometric



Room Data Sheet

125 Room Data - Counselling - Layout B					
Supply	Code	Group	Description	Image	Qty
Build	BL-700	FURNITURE	Benchtop, Laminate - 2700x700		4
Build	BR-C	JOINERY	Bracket - Cantilever		16
Build	IS-1-900B	JOINERY	In-built Seating with Squab - 900 Module with Backrest		1
Build	IS-1-1800B	JOINERY	In-built Seating with Squab - 1800 Module with Backrest		1
Build	TU-C-1200	JOINERY	Tall Unit - Cupboard, 1200x600x2100		4
Build	TU-S-450	JOINERY	Tall Unit - Shelving, 450x600x2100		4
Build	WU-S-900	JOINERY	Wall Unit - Shelving, 900x350		12
School	CH-2	FURNITURE	Chair - Office, Wheeled		4
School	CH-5	FURNITURE	Chair - Sofa, Backrest		4
School	CM	ELECTRICAL	Computer - Desktop		4
School	OD-500	FURNITURE	Office Mobile Cabinet - 500x500		4

Details



Flooring

- ☒ F01 Carpet Tile General Purpose
- ☐ F05 Vinyl General Purpose
- ☐ F08 Vinyl Sports/Dance (with Underlay)
- ☐ F10 Sealer Coating (Exposed Concrete)

Typology Dependent Considerations

- ☐ F03 Carpet Tile General (Entrance Matting)
- ☐ F07 Vinyl (with Acoustic Backing)
- ☐ F20 Timber Sprung Floor

Occupancy

4 Staff

Ceiling

- ☒ Ceiling Tile (NRC 0.70 minimum / CAC 20 min)
- ☐ Ceiling Tile (NRC 0.85 minimum / CAC 20 min)
- ☐ Gypsum Sheet

Typology Dependent Considerations

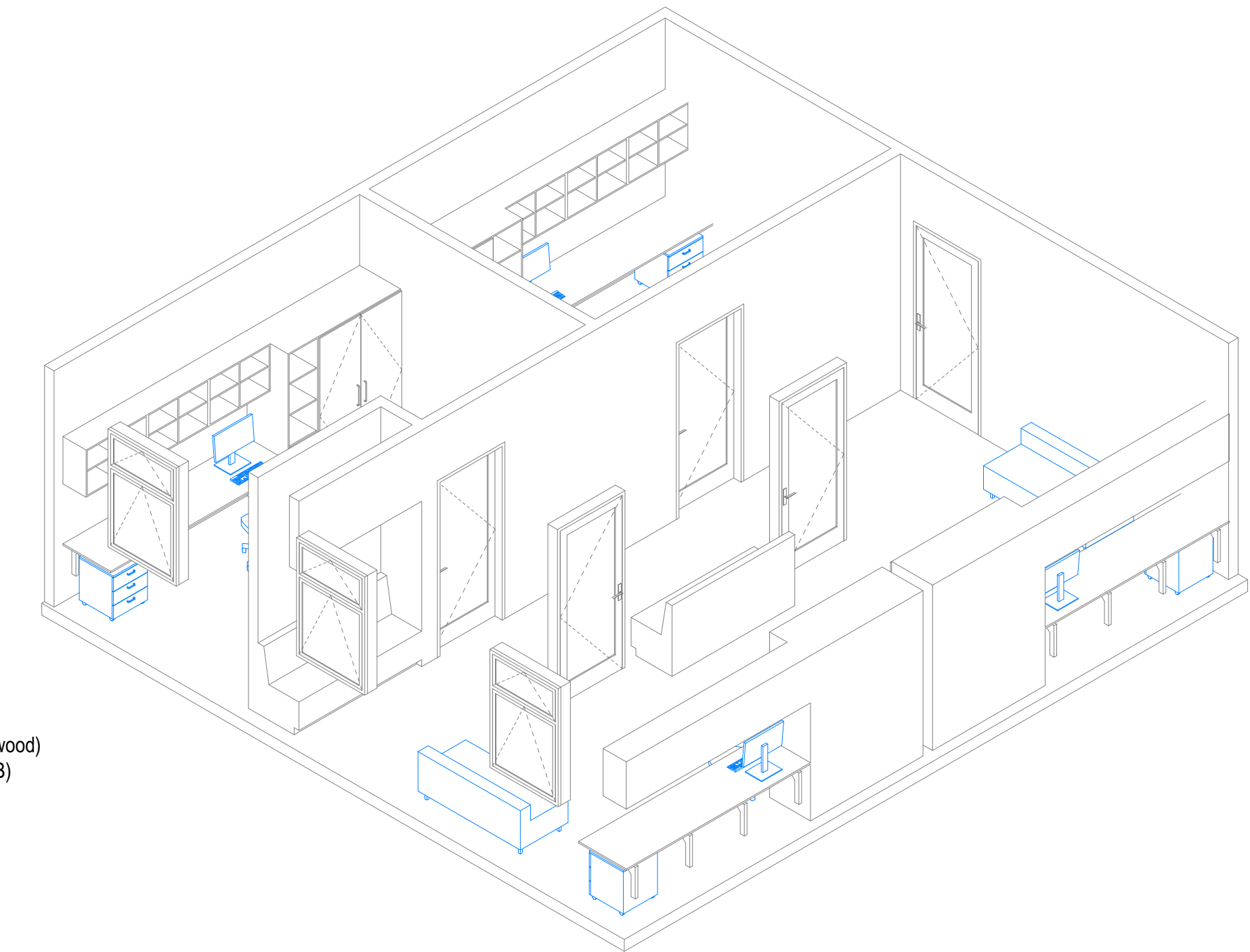
- ☒ Upgrade CAC 30 min + Insulation (High-Noise Classroom Above)
- ☒ Upgrade CAC 30 min (Hard-Surfaced Classroom Above)
- ☒ Upgrade CAC 30 min (Roof Above)
- ☐ Wipeable Tile
- ☐ Specialist Acoustic Design Required

Wall Finish

- ☒ WF01/02 Painted Plasterboard
- ☒ WF10 Acoustic Pinboard (NRC 0.4 min)
- ☐ WF30 Wall Vinyl
- ☐ WF22 Manufactured Timber Board Lining (Plywood)
- ☒ WF22 Manufactured Timber Board Lining (OSB)

Typology Dependent Considerations

- ☒ Pinboard Located On Perpendicular Faces
- ☐ Pinboard Located At High-Level On All Faces
- ☐ Pinboard Face Polyester (Smooth)
- ☐ Durable Lining As Dado
- ☒ Durable Lining As Dado (Small Rooms Only)
- ☐ Specialist Acoustic Design Required



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SPECIFIC NOTES:

No.	Description	Date
A	100% Developed Design	1/05/2026
B	100% Developed Design III	26/06/2026

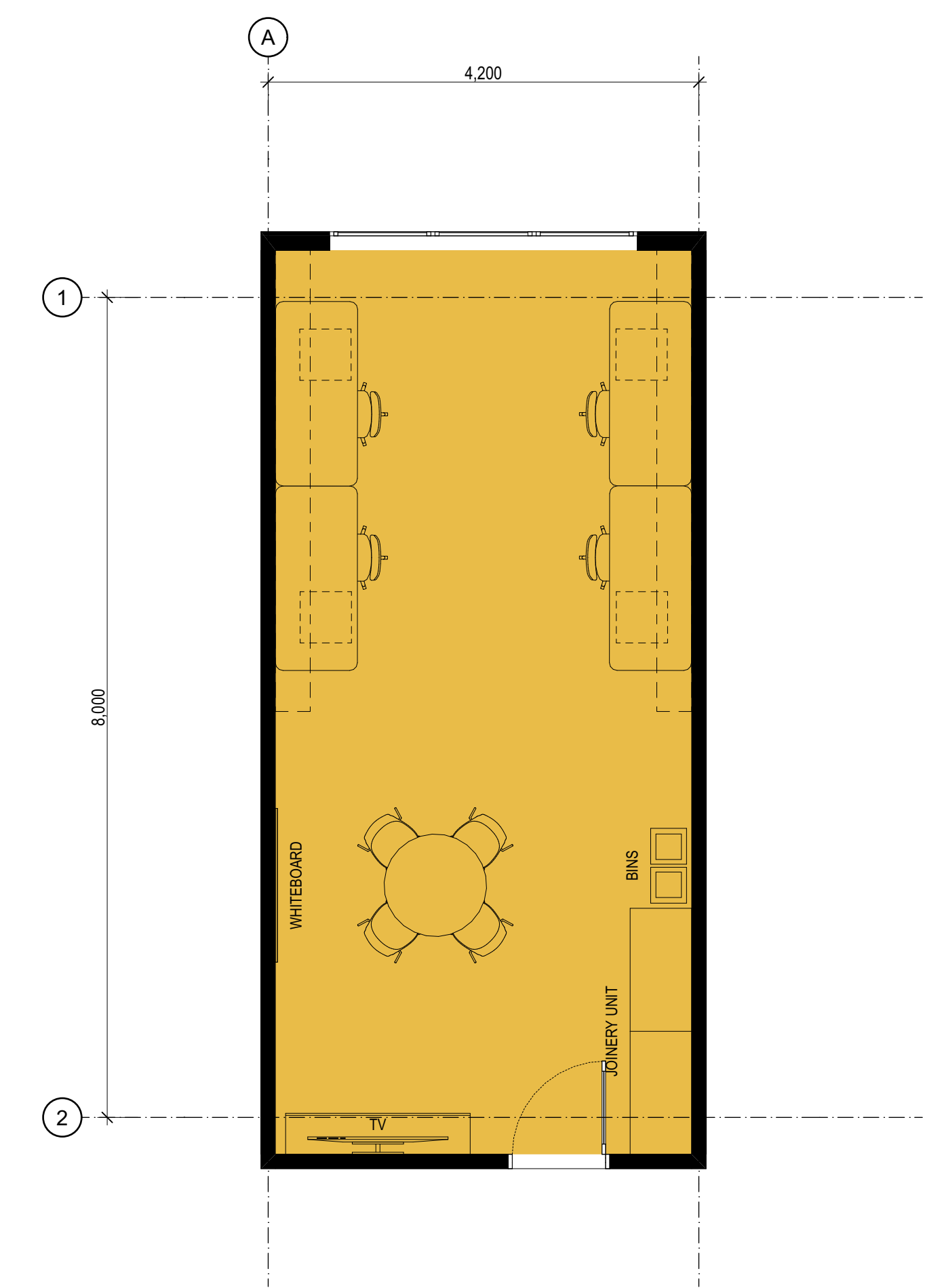
Standard Designs
Layouts
A - Architecture
Layouts - 125 Counselling (B)

1:50 @ A1

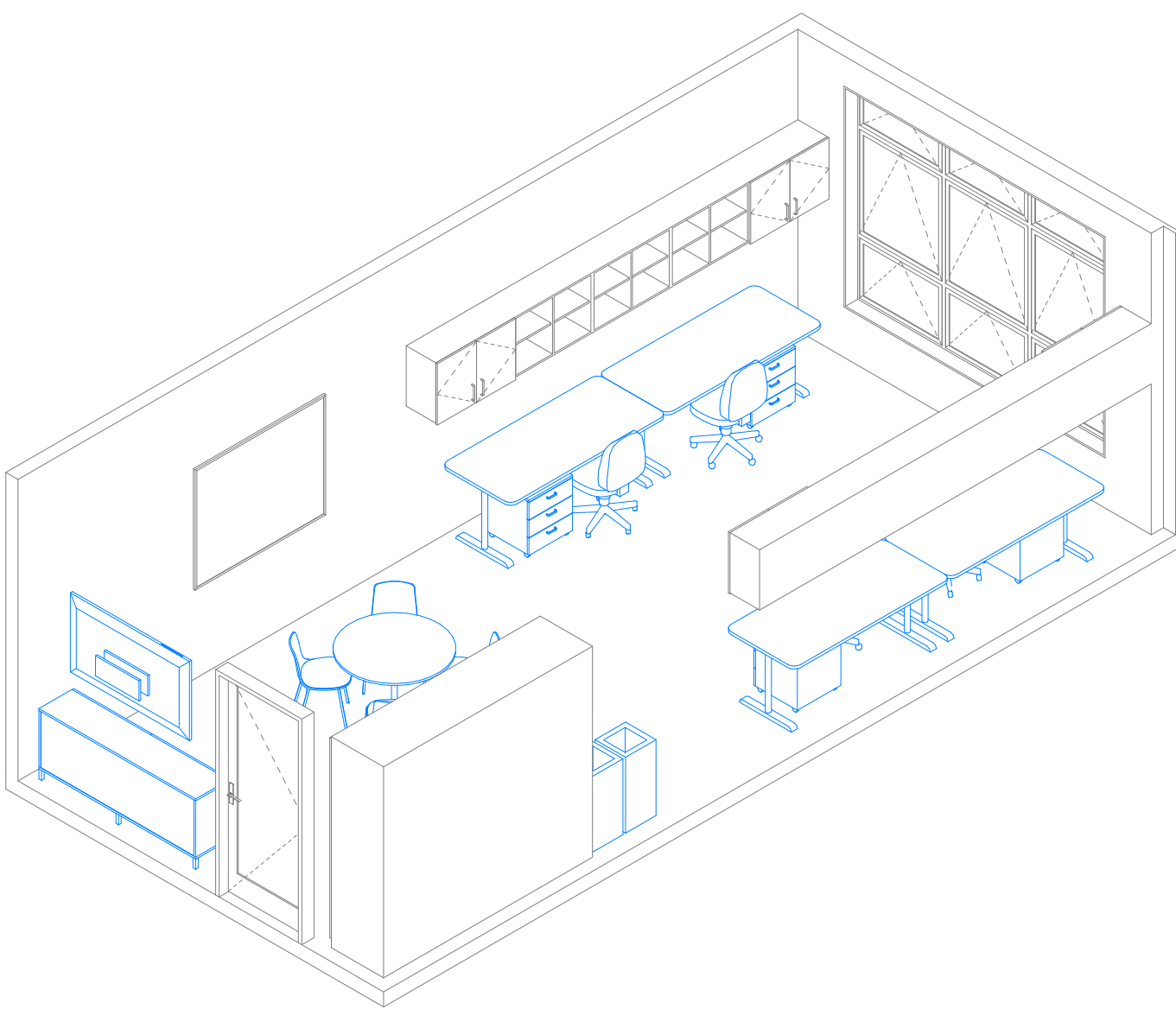
A.L.125 - B

Layouts - 126 Leadership (A)

General Arrangement



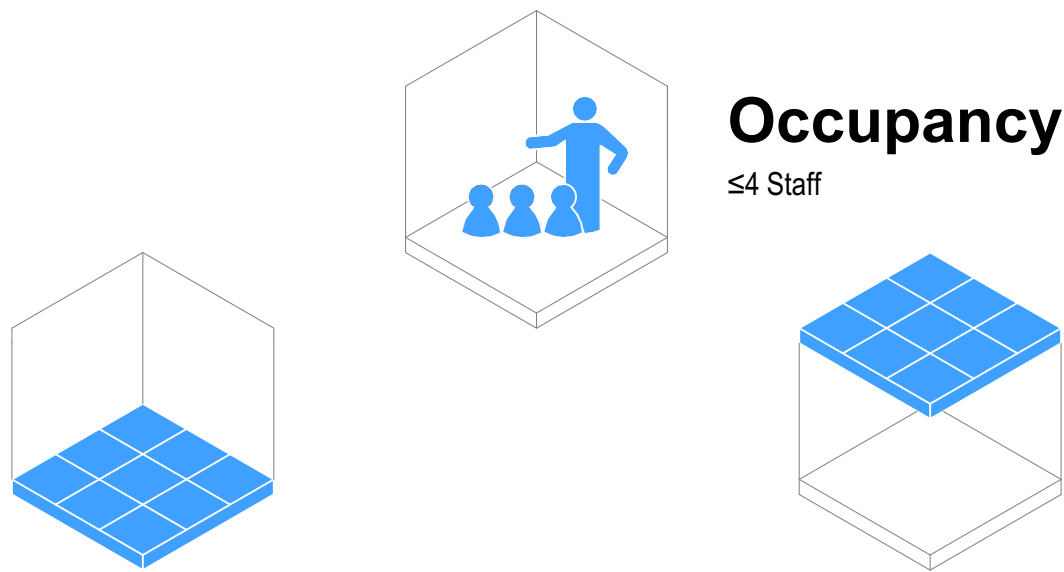
Room Isometric



Room Data Sheet

126 Room Data - Leadership - Layout A					
Supply	Code	Group	Description	Image	Qty
Build	TU-C-1200	JOINERY	Tall Unit - Cupboard, 1200x600x2100		2
Build	WB-1500	FITTING	Whiteboard - Wall Mounted, 1500x1200		1
Build	WU-C-900	JOINERY	Wall Unit - Cupboard, 900x350		4
Build	WU-S-900	JOINERY	Wall Unit - Shelving, 900x350		6
School	BI-L	FURNITURE	Bin - Landfill		1
School	BI-P	FURNITURE	Bin - Paper		1
School	BR-W	FITTING	TV Wall Mounting Bracket		1
School	CH-1	FURNITURE	Chair - General Purpose		4
School	CH-2	FURNITURE	Chair - Office, Wheeled		4
School	OD-500	FURNITURE	Office Mobile Cabinet - 500x500		4
School	OD-1800	FURNITURE	Office Desk - Large, 1800x800		4
School	OS-1800	FURNITURE	Office Sideboard - 1800x400		1
School	TB-1000	FURNITURE	Table - Small, 1000 Round		1
School	TV-60	ELECTRICAL	Audio Visual Screen - Wall Mounted		1

Details



Occupancy

≤4 Staff

Flooring

- ☒ F01 Carpet Tile General Purpose
- ☐ F05 Vinyl General Purpose
- ☐ F08 Vinyl Sports/Dance (with Underlay)
- ☐ F10 Sealer Coating (Exposed Concrete)

Typology Dependent Considerations

- ☒ F03 Carpet Tile General (Entrance Matting)
- ☐ F07 Vinyl (with Acoustic Backing)
- ☐ F20 Timber Sprung Floor

Ceiling

- ☒ Ceiling Tile (NRC 0.70 minimum / CAC 20 min)
- ☐ Ceiling Tile (NRC 0.85 minimum / CAC 20 min)
- ☐ Gypsum Sheet

Typology Dependent Considerations

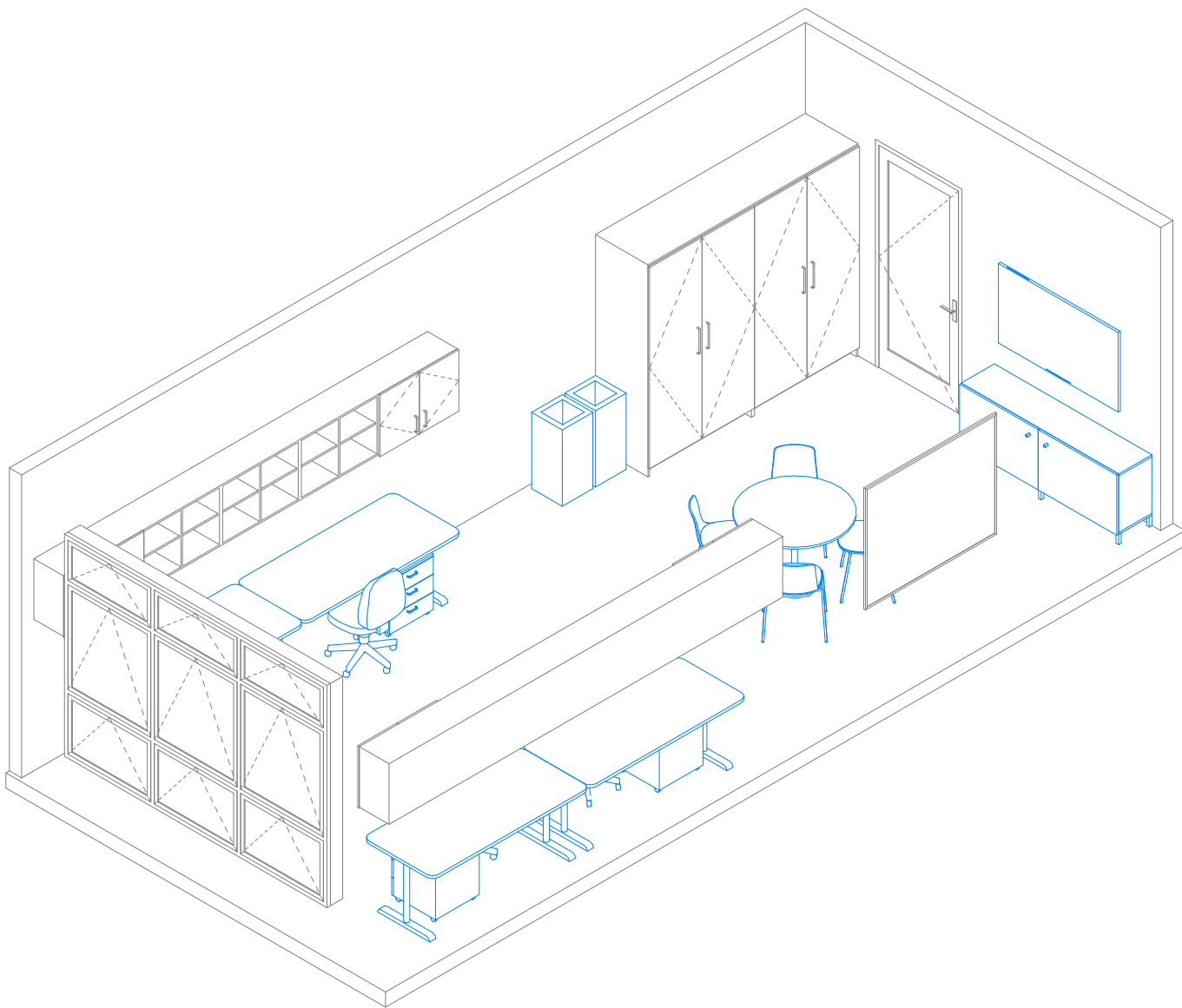
- ☒ Upgrade CAC 30 min + Insulation (High-Noise Classroom Above)
- ☒ Upgrade CAC 30 min (Hard-Surfaced Classroom Above)
- ☒ Upgrade CAC 30 min (Roof Above)
- ☐ Wipeable Tile
- ☐ Specialist Acoustic Design Required

Wall Finish

- ☒ WF01/02 Painted Plasterboard
- ☒ WF10 Acoustic Pinboard (NRC 0.4 min)
- ☐ WF30 Wall Vinyl
- ☐ WF22 Manufactured Timber Board Lining (Plywood)
- ☒ WF22 Manufactured Timber Board Lining (OSB)

Typology Dependent Considerations

- ☒ Pinboard Located On Perpendicular Faces
- ☐ Pinboard Located At High-Level On All Faces
- ☐ Pinboard Face Polyester (Smooth)
- ☒ Durable Lining As Dado
- ☐ Durable Lining As Dado (Small Rooms Only)
- ☐ Specialist Acoustic Design Required



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SPECIFIC NOTES:

No.	Description	Date
A	100% Developed Design	1/05/2026
B	100% Developed Design III	26/06/2026

Standard Designs
Layouts
A - Architecture

Layouts - 126 Leadership (A)

1:50 @ A1

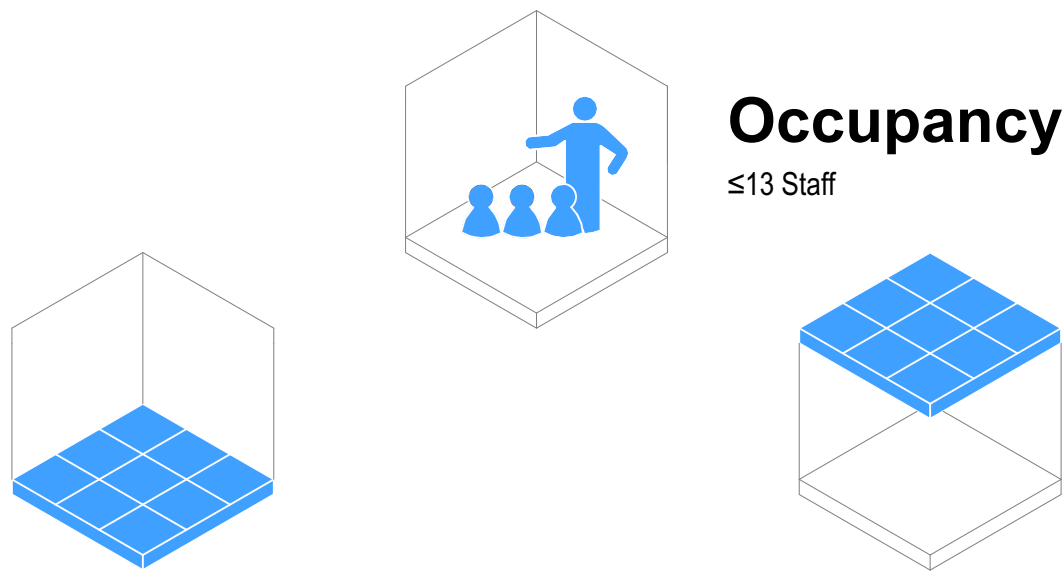
A.L.126 - B

Layouts - 127 Leadership (B)

General Arrangement



Details



Flooring

- ☒ F01 Carpet Tile General Purpose
- ☐ F05 Vinyl General Purpose
- ☐ F08 Vinyl Sports/Dance (with Underlay)
- ☐ F10 Sealer Coating (Exposed Concrete)

Typology Dependent Considerations

- ☒ F03 Carpet Tile General (Entrance Matting)
- ☐ F07 Vinyl (with Acoustic Backing)
- ☐ F20 Timber Sprung Floor

Ceiling

- ☒ Ceiling Tile (NRC 0.70 minimum / CAC 20 min)
- ☐ Ceiling Tile (NRC 0.85 minimum / CAC 20 min)
- ☐ Gypsum Sheet

Typology Dependent Considerations

- ☒ Upgrade CAC 30 min + Insulation (High-Noise Classroom Above)
- ☒ Upgrade CAC 30 min (Hard-Surfaced Classroom Above)
- ☒ Upgrade CAC 30 min (Roof Above)
- ☐ Wipeable Tile
- ☐ Specialist Acoustic Design Required

Wall Finish

- ☒ WF01/02 Painted Plasterboard
- ☒ WF10 Acoustic Pinboard (NRC 0.4 min)
- ☐ WF30 Wall Vinyl
- ☐ WF22 Manufactured Timber Board Lining (Plywood)
- ☒ WF22 Manufactured Timber Board Lining (OSB)

Typology Dependent Considerations

- ☒ Pinboard Located On Perpendicular Faces
- ☐ Pinboard Located At High-Level On All Faces
- ☐ Pinboard Face Polyester (Smooth)
- ☐ Durable Lining As Dado
- ☒ Durable Lining As Dado (Small Rooms Only)
- ☐ Specialist Acoustic Design Required

SPECIFIC NOTES:

GENERAL NOTES:
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Room Data Sheet

127 Room Data - Leadership - Layout B					
Supply	Code	Group	Description	Image	Qty
Build	BL-700	FURNITURE	Benchtop, Laminate - 2700x700		4
Build	BR-C	JOINERY	Bracket - Cantilever		16
Build	LU-C-600	JOINERY	Low Unit - Cupboard, 600x600		2
Build	LU-C-600C	JOINERY	Low Unit - Cupboard, 1200x1200 Corner Unit		2
Build	LU-D-450	JOINERY	Low Unit - Drawer, 450x600		3
Build	TU-C-1200	JOINERY	Tall Unit - Cupboard, 1200x600x2100		9
Build	TU-S-450	JOINERY	Tall Unit - Shelving, 450x600x2100		7
Build	TU-S-600	JOINERY	Tall Unit - Shelving, 600x600x2100		1
Build	TU-S-900	JOINERY	Tall Unit - Shelving, 900x700x2100		1
Build	TU-S-1200	JOINERY	Tall Unit - Shelving, 1200x600x2100		4
Build	WB-1500	FITTING	Whiteboard - Wall Mounted, 1500x1200		1
Build	WU-S-900	JOINERY	Wall Unit - Shelving, 900x350		12
School	BI-L	FURNITURE	Bin - Landfill		1
School	BI-P	FURNITURE	Bin - Paper		2
School	BI-R	FURNITURE	Bin - Recycling (Plastics & Cans)		2
School	BR-W	FITTING	TV Wall Mounting Bracket		3
School	CH-1	FURNITURE	Chair - General Purpose		15
School	CH-2	FURNITURE	Chair - Office, Wheeled		13
School	CM	ELECTRICAL	Computer - Desktop		4
School	OD-500	FURNITURE	Office Mobile Cabinet - 500x500		13
School	OD-1800	FURNITURE	Office Desk - Large, 1800x800		9
School	OS-1800	FURNITURE	Office Sideboard - 1800x400		1
School	PR-1	ELECTRICAL	Printer - Copier		1
School	TB-1800	FURNITURE	Table - Medium, 1800x900		3
School	TV-60	ELECTRICAL	Audio Visual Screen - Wall Mounted		3

Standard Designs

Layouts
A - Architecture

Layouts - 127 Leadership (B)

1:50 @ A1

A.L.127.1 - B

No.	Description	Date
A	100% Developed Design	1/05/2026
B	100% Developed Design III	26/06/2026

Layouts - 127 Leadership (B)

Room Isometric



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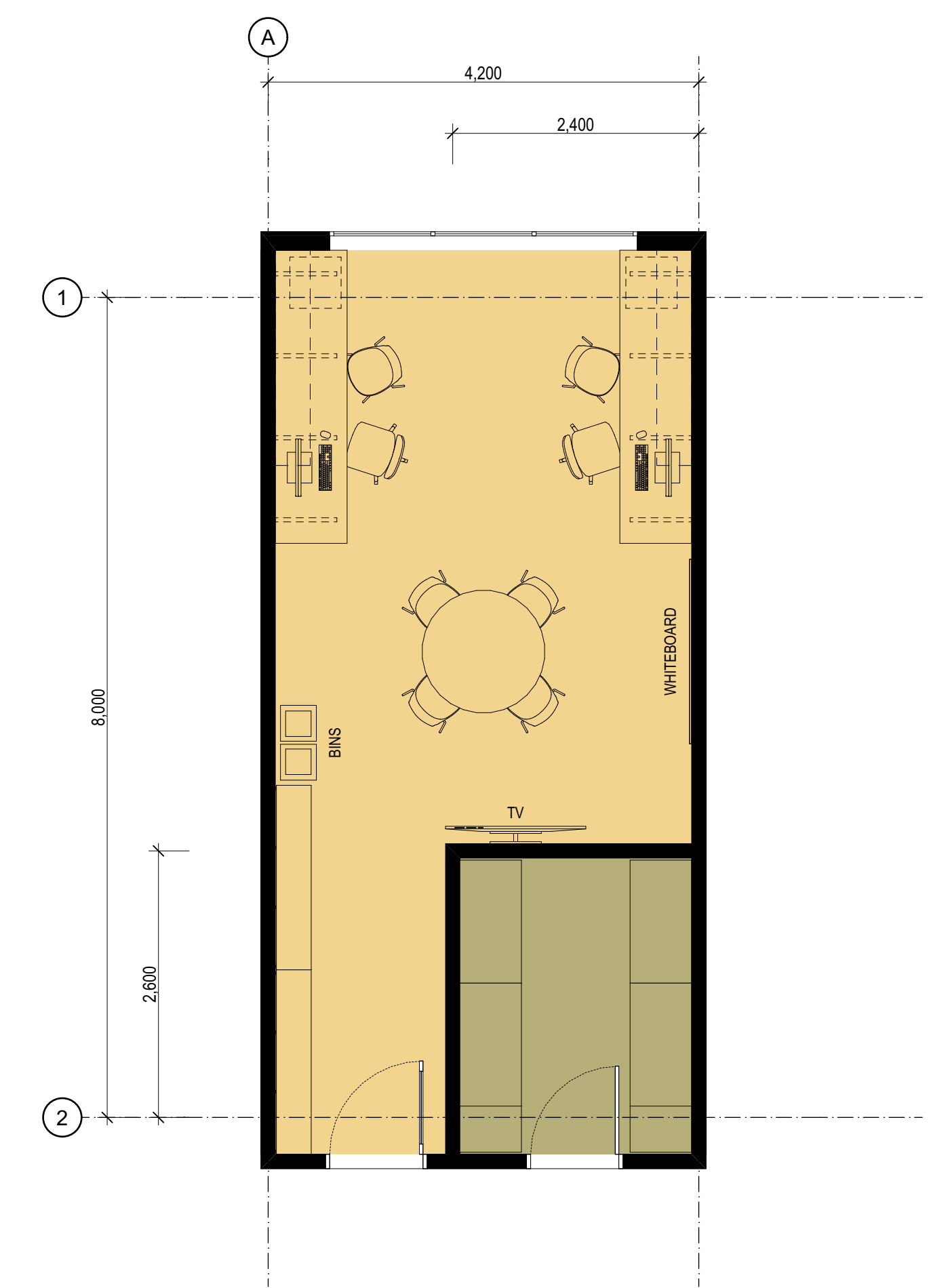
SPECIFIC NOTES:

No.	Description	Date
A	100% Developed Design	1/05/2026
B	100% Developed Design III	26/06/2026

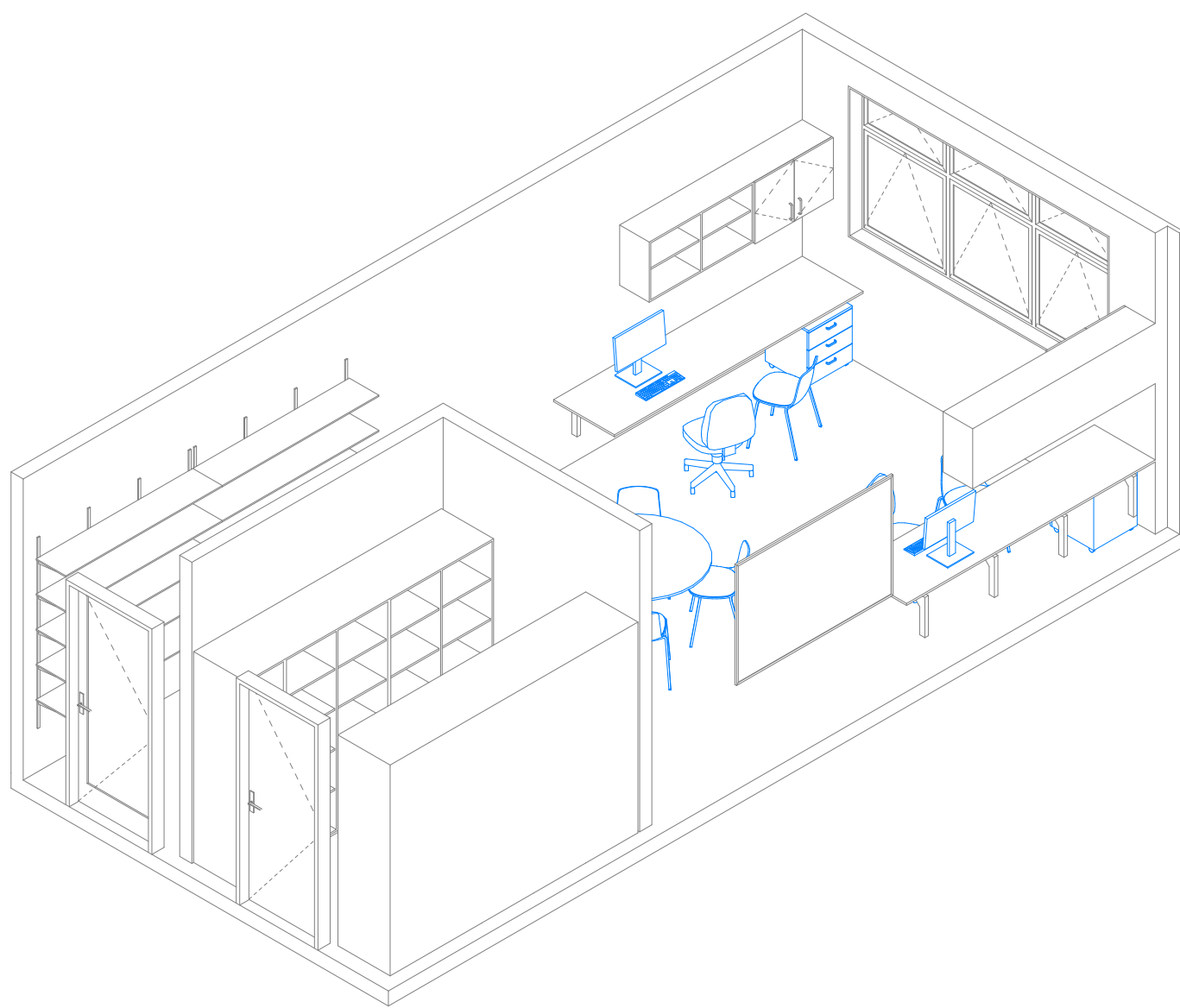
Standard Designs
Layouts
A - Architecture
Layouts - 127 Leadership (B)
1:65 @ A1

Layouts - 128 Careers (A)

General Arrangement



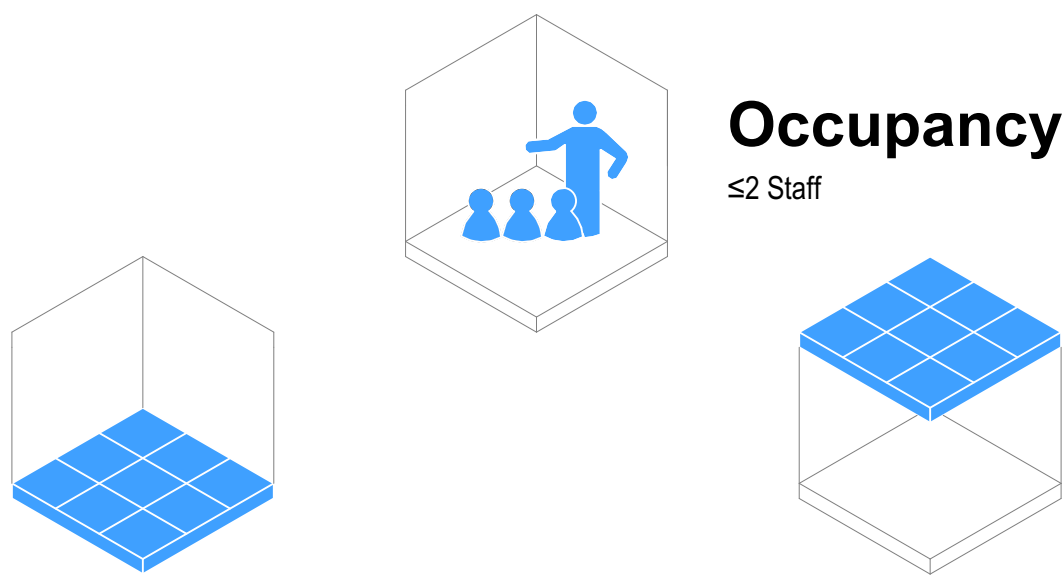
Room Isometric



Room Data Sheet

128 Room Data - Careers - Layout A					
Supply	Code	Group	Description	Image	Qty
Build	BL-700	FURNITURE	Benchtop, Laminate - 2900x700		2
Build	BR-C	JOINERY	Bracket - Cantilever		8
Build	TU-S-450	JOINERY	Tall Unit - Shelving, 450x600x2100		2
Build	TU-S-1200	JOINERY	Tall Unit - Shelving, 1200x600x2100		4
Build	WB-1800	FITTING	Whiteboard - Wall Mounted, 1800x1200		1
Build	WU-C-900	JOINERY	Wall Unit - Cupboard, 900x350		2
Build	WU-S-1200	JOINERY	Wall Unit - Shelving, 1200x350		2
Build	WU-S-1800	JOINERY	Shelving - Wall Mounted, Channel System, 1800x350		2
School	BI-L	FURNITURE	Bin - Landfill		1
School	BI-P	FURNITURE	Bin - Paper		1
School	BR-W	FITTING	TV Wall Mounting Bracket		1
School	CH-1	FURNITURE	Chair - General Purpose		6
School	CH-2	FURNITURE	Chair - Office, Wheeled		2
School	CM	ELECTRICAL	Computer - Desktop		2
School	OD-500	FURNITURE	Office Mobile Cabinet - 500x500		2
School	TB-1200	FURNITURE	Table - Medium, 1200 Round		1
School	TV-60	ELECTRICAL	Audio Visual Screen - Wall Mounted		1

Details



Occupancy
≤2 Staff

Flooring

- ☒ F01 Carpet Tile General Purpose
- ☐ F05 Vinyl General Purpose
- ☐ F08 Vinyl Sports/Dance (with Underlay)
- ☐ F10 Sealer Coating (Exposed Concrete)

Typology Dependent Considerations

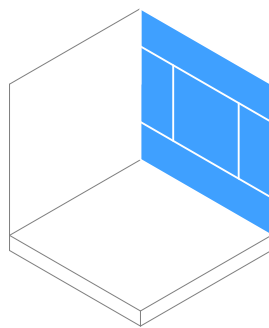
- ☒ F03 Carpet Tile General (Entrance Matting)
- ☐ F07 Vinyl (with Acoustic Backing)
- ☐ F20 Timber Sprung Floor

Ceiling

- ☒ Ceiling Tile (NRC 0.70 minimum / CAC 20 min)
- ☐ Ceiling Tile (NRC 0.85 minimum / CAC 20 min)
- ☐ Gypsum Sheet

Typology Dependent Considerations

- ☒ Upgrade CAC 30 min + Insulation (High-Noise Classroom Above)
- ☒ Upgrade CAC 30 min (Hard-Surfaced Classroom Above)
- ☒ Upgrade CAC 30 min (Roof Above)
- ☐ Wipeable Tile
- ☐ Specialist Acoustic Design Required

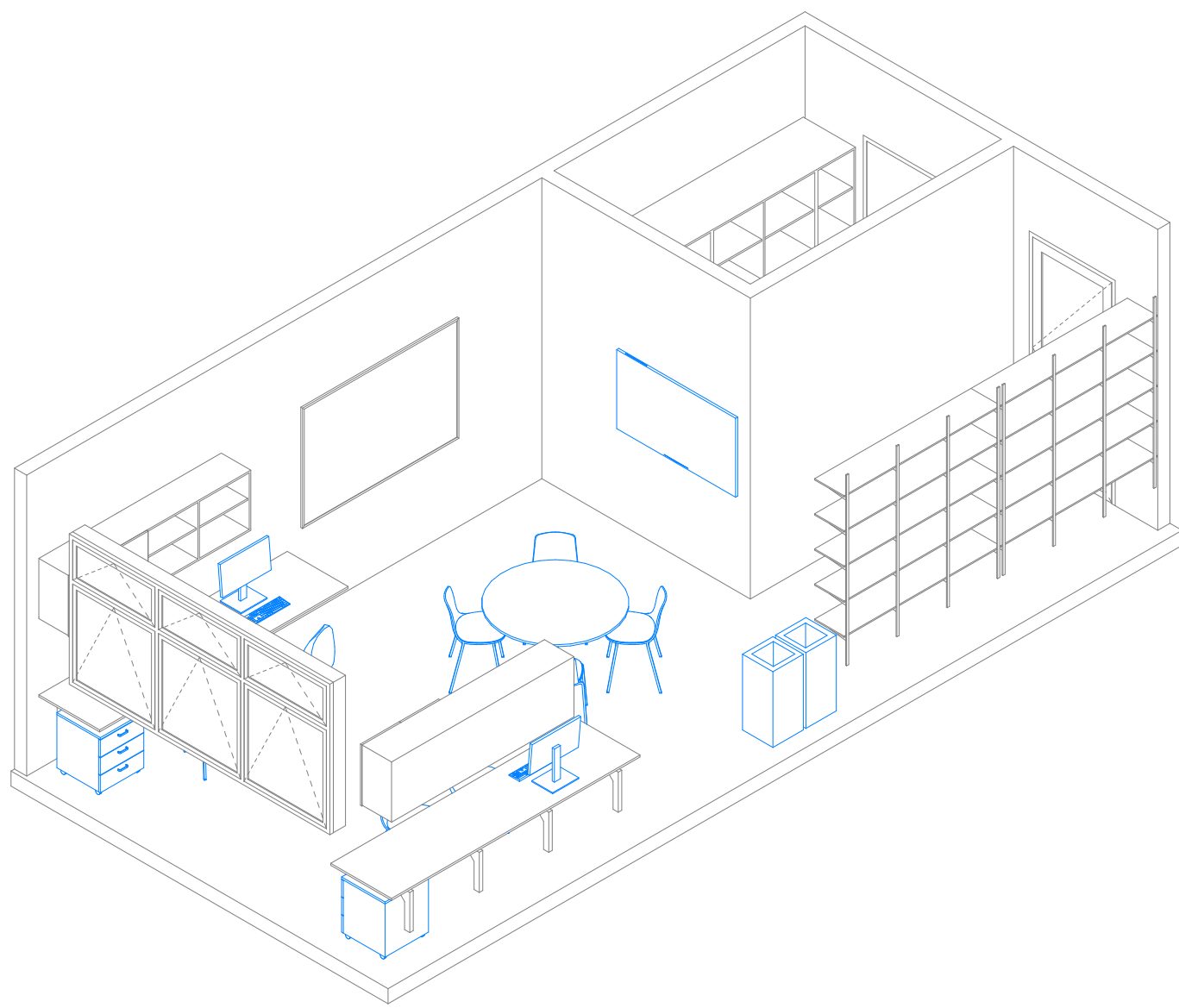


Wall Finish

- ☒ WF01/02 Painted Plasterboard
- ☒ WF10 Acoustic Pinboard (NRC 0.4 min)
- ☐ WF30 Wall Vinyl
- ☐ WF22 Manufactured Timber Board Lining (Plywood)
- ☒ WF22 Manufactured Timber Board Lining (OSB)

Typology Dependent Considerations

- ☒ Pinboard Located On Perpendicular Faces
- ☐ Pinboard Located At High-Level On All Faces
- ☐ Pinboard Face Polyester (Smooth)
- ☒ Durable Lining As Dado
- ☐ Durable Lining As Dado (Small Rooms Only)
- ☐ Specialist Acoustic Design Required



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SPECIFIC NOTES:

No.	Description	Date
A	100% Developed Design	1/05/2026
B	100% Developed Design III	26/06/2026

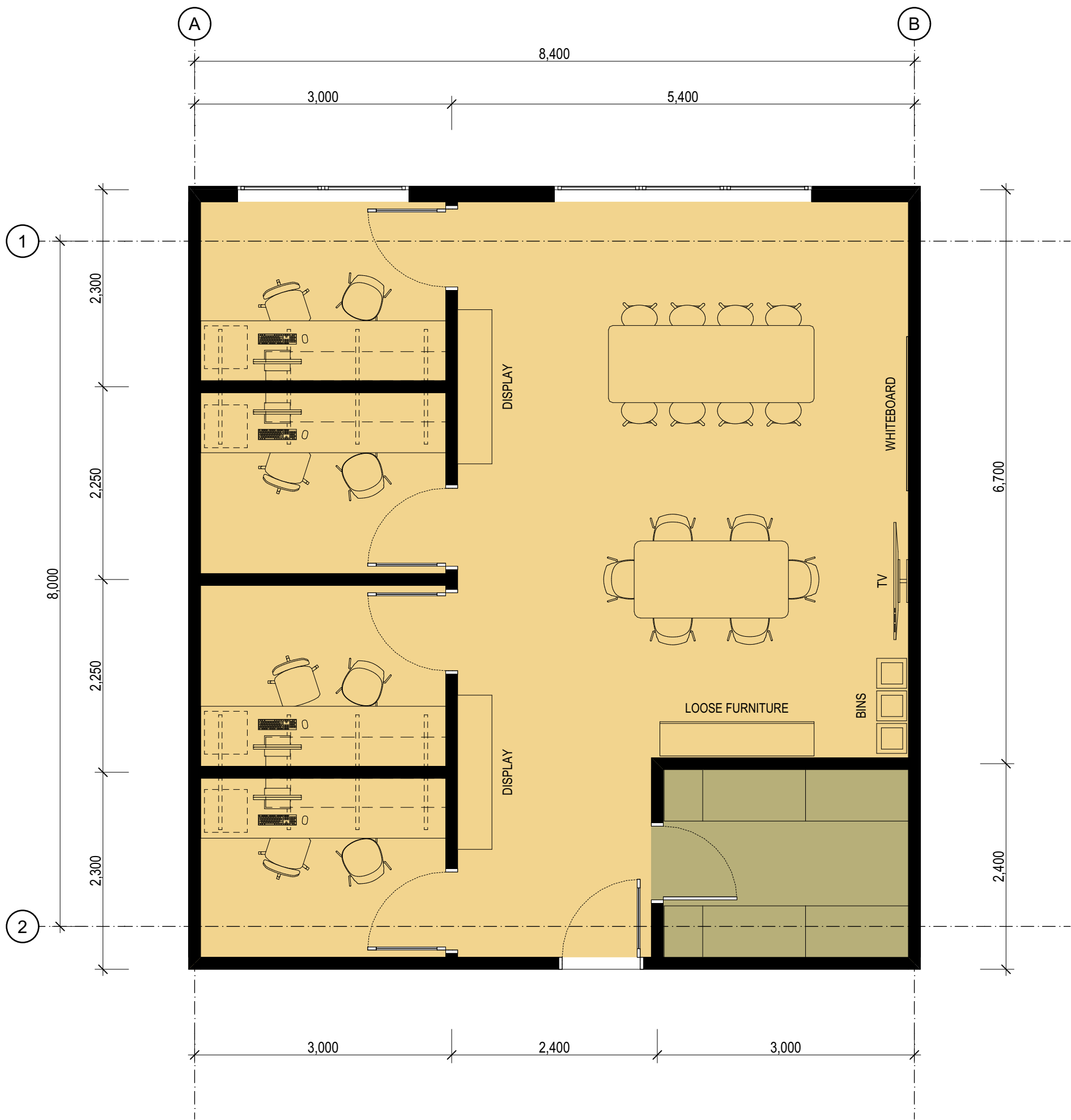
Standard Designs
Layouts
A - Architecture
Layouts - 128 Careers (A)

1:50 @ A1

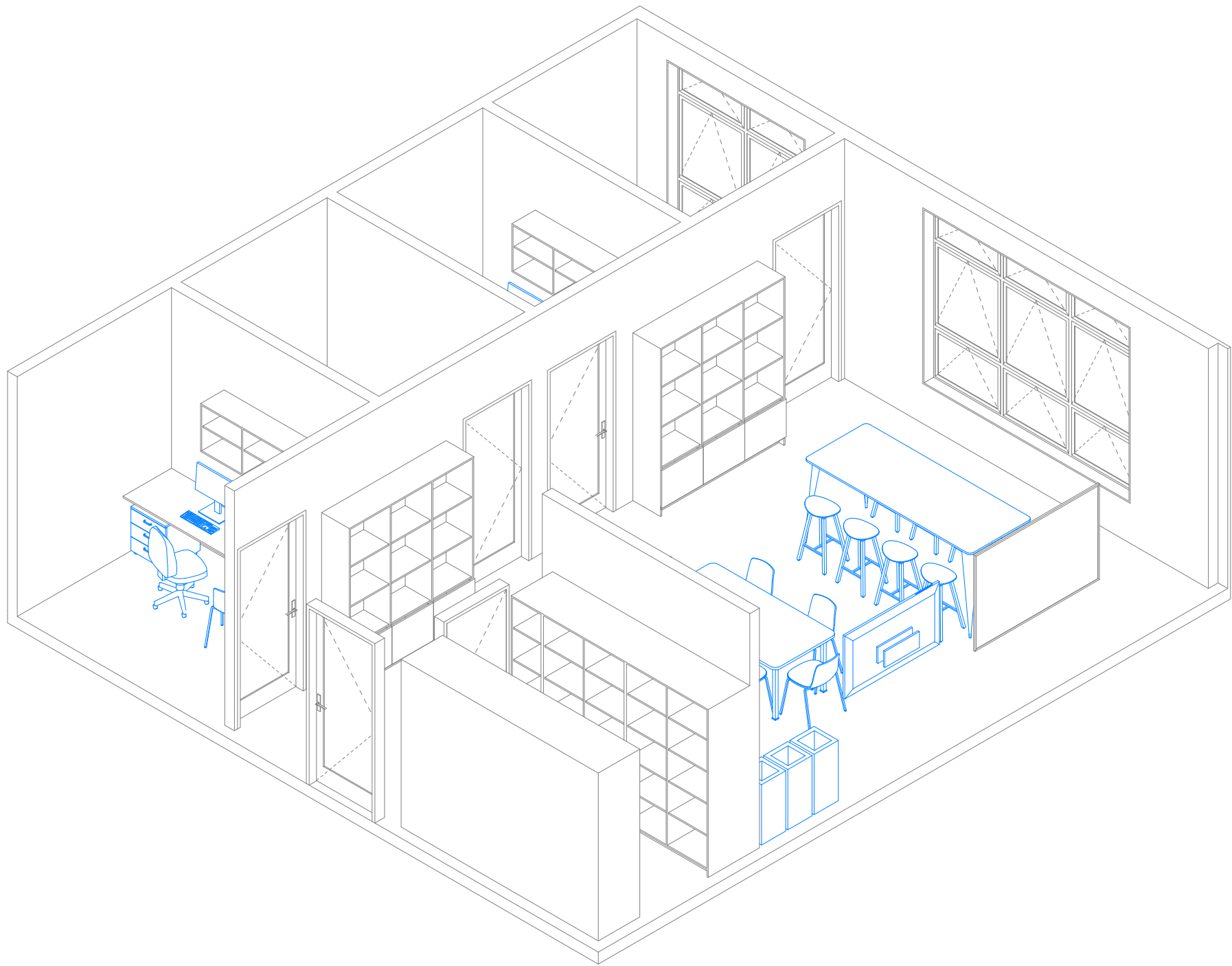
A.L.128 - B

Layouts - 129 Careers (B)

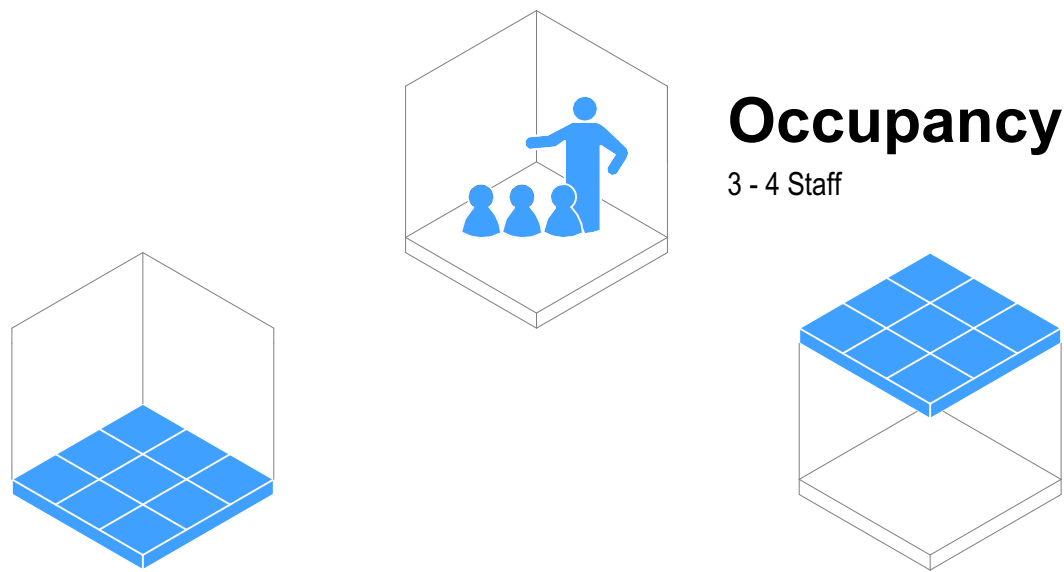
General Arrangement



Room Isometric



Details



Occupancy

3 - 4 Staff

Flooring

- ☒ F01 Carpet Tile General Purpose
- ☐ F05 Vinyl General Purpose
- ☐ F08 Vinyl Sports/Dance (with Underlay)
- ☐ F10 Sealer Coating (Exposed Concrete)

Typology Dependent Considerations

- ☒ F03 Carpet Tile General (Entrance Matting)
- ☐ F07 Vinyl (with Acoustic Backing)
- ☐ F20 Timber Sprung Floor

Ceiling

- ☒ Ceiling Tile (NRC 0.70 minimum / CAC 20 min)
- ☐ Ceiling Tile (NRC 0.85 minimum / CAC 20 min)
- ☐ Gypsum Sheet

Typology Dependent Considerations

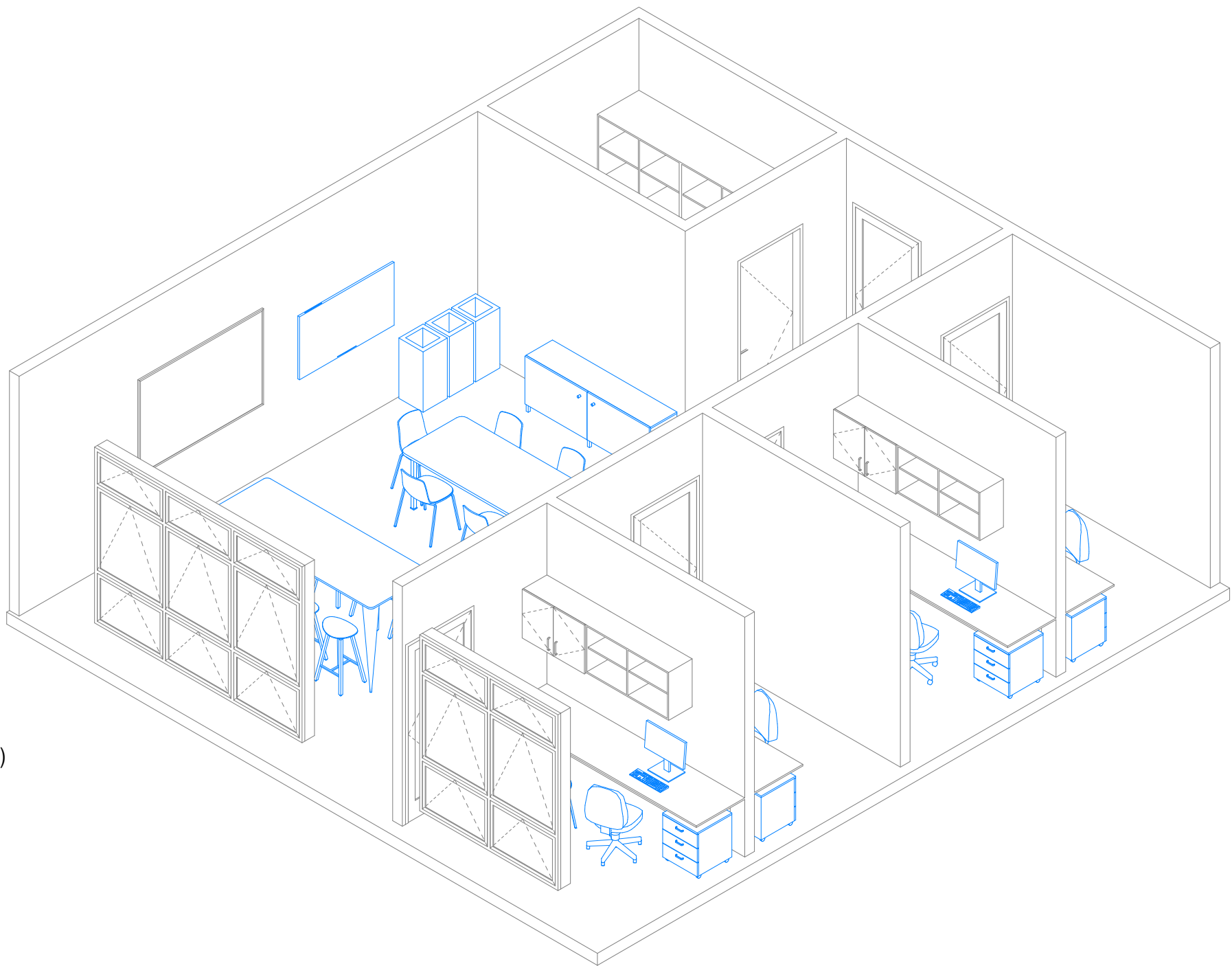
- ☒ Upgrade CAC 30 min + Insulation (High-Noise Classroom Above)
- ☒ Upgrade CAC 30 min (Hard-Surfaced Classroom Above)
- ☒ Upgrade CAC 30 min (Roof Above)
- ☐ Wipeable Tile
- ☐ Specialist Acoustic Design Required

Wall Finish

- ☒ WF01/02 Painted Plasterboard
- ☒ WF10 Acoustic Pinboard (NRC 0.4 min)
- ☐ WF30 Wall Vinyl
- ☐ WF22 Manufactured Timber Board Lining (Plywood)
- ☒ WF22 Manufactured Timber Board Lining (OSB)

Typology Dependent Considerations

- ☒ Pinboard Located On Perpendicular Faces
- ☐ Pinboard Located At High-Level On All Faces
- ☐ Pinboard Face Polyester (Smooth)
- ☐ Durable Lining As Dado
- ☒ Durable Lining As Dado (Small Rooms Only)
- ☐ Specialist Acoustic Design Required



Room Data Sheet

129 Room Data - Careers - Layout B					
Supply	Code	Group	Description	Image	Qty
Build	BL-700	FURNITURE	Benchtop, Laminate - 2900x700		4
Build	BR-C	JOINERY	Bracket - Cantilever		16
Build	TU-S-450	JOINERY	Tall Unit - Shelving, 450x600x2100		2
Build	TU-S-1200	JOINERY	Tall Unit - Shelving, 1200x600x2100		4
Build	TU-S-1800	JOINERY	Tall Unit - Shelving, 1800x400x2100		2
Build	WB-1800	FITTING	Whiteboard - Wall Mounted, 1800x1200		1
Build	WU-C-900	JOINERY	Wall Unit - Cupboard, 900x350		4
Build	WU-S-1200	JOINERY	Wall Unit - Shelving, 1200x350		4
School	BI-L	FURNITURE	Bin - Landfill		1
School	BI-P	FURNITURE	Bin - Paper		1
School	BI-R	FURNITURE	Bin - Recycling (Plastics & Cans)		1
School	BR-W	FITTING	TV Wall Mounting Bracket		1
School	CH-1	FURNITURE	Chair - General Purpose		10
School	CH-2	FURNITURE	Chair - Office, Wheeled		4
School	CM	ELECTRICAL	Computer - Desktop		4
School	OD-500	FURNITURE	Office Mobile Cabinet - 500x500		4
School	OS-1800	FURNITURE	Office Sideboard - 1800x400		1
School	ST-2	FURNITURE	Stool - Formal		8
School	TB-1800	FURNITURE	Table - Medium, 1800x900		1
School	TB-L-2400	FURNITURE	Table - Leaner, 2400x900		1
School	TV-60	ELECTRICAL	Audio Visual Screen - Wall Mounted		1

GENERAL NOTES:
NZSPA Standard Solutions are provided as design intent and are required to be developed and verified within the NZSPA Standard Solutions Framework to respond to the individual requirements of each brief, school, environmental conditions and context.

It is the responsibility of the appointed design team for each project to ensure that the application of the Standard Solutions are compliant with NZSPA, material supplier & fabricator requirements, and the New Zealand Building Code.

SPECIFIC NOTES:

No.	Description	Date
A	100% Developed Design	1/05/2026
B	100% Developed Design III	26/06/2026

Standard Designs

Layouts

A - Architecture

Layouts - 129 Careers (B)

1:50 @ A1

A.L.129 - B

Working with you

At each stage, your feedback plays a key role in shaping how standard designs are used to plan and deliver new school buildings. Contact us at:

property.improvement@schoolproperty.govt.nz