



# WOTSO Te Tōangaroa, New Zealand



Client  
WOTSO

Architect  
Nuvo Design



WOTSO's new central Auckland co-working space leverages the XFrame® system to unlock flexibility and circularity.

Creating spaces for small growing businesses to inhabit comes with major challenges. Requirements change month-to-month and relocating premise can be massively disruptive. The power of flex space is to allow such business a workplace that can adapt to each businesses needs over time. WOTSO's new Te Tōangaroa site takes this to the next level by adopting XFrame and creating walls that can flex with client needs.

Working closely with the WOTSO design and property team XFrame resolved a kit-of-parts space making system comprised of 6 standard panels. This kit was then articulated into the new Te Tōangaroa site to create private office and meeting room spaces based on the initial expectations of client needs.

It is anticipated that over time, as businesses needs change, that panels will be reconfigured. This might mean splitting spaces up further to create smaller private office space, or removing wall sections to allow larger companies to continue to expand. The tartan grid planning methodology developed by XFrame underpins this potential for future change by creating a consistent and predictable standardised spatial plan.

Finished WOTSO Te Tōangaroa





## Design Features

XFrame offers WOTSO life-time flexibility. Spaces can be re-sized and enclosed on demand – allowing the building to flex to the users ever changing needs. This makes it possible for WOTSO to adapt the offering as tenant requirements shift. It reduces friction when change is needed by minimising disruption and cost.



## Specifications

- × 2700mm high demountable wall panels with false ceilings at 2400mm from finished floor level.
- × Integrated 600mm radius curved wall panels with pre-applied curved linings.
- × 1200mm x 2700mm demountable wall panel with 2380mm x 1080mm door opening.
- × 200mm x 2700mm demountable wall panel with 2200mm x 1080mm window opening.
- × STC46 rated wall build-up (12+4+92+12+12).

## Finishes

- × Laminex Formica Laminate Sublime Teak Natural

Installation of XFrame Walls and Windows





## Statistics

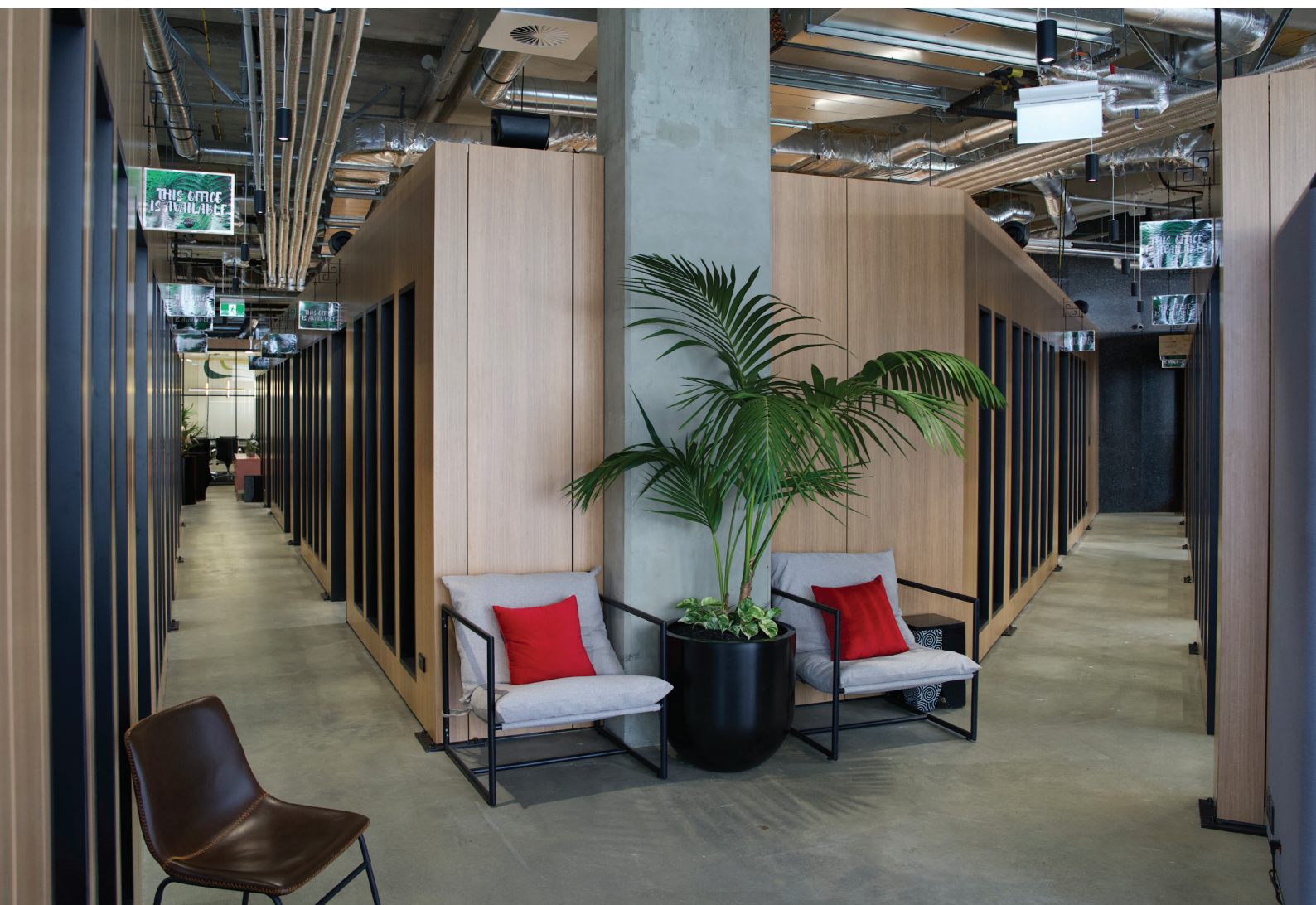
- × 102 Windows
- × 56 Solid Walls
- × 160 Overall Linear Metres
- × 14 Doors
- × 45 Posts



## Design Features

- × The XFrame system's flexibility in adjusting wall panel depth allowed for an integrated engineered metal structure to meet New Zealand's seismic requirements, with all structural components concealed within the panels and hidden in the final product.
- × Walls that are entirely decoupled from the overhead structure - easing coordination challenges and making change over hassle free.
- × Standardised demountable glazing, doorway and solid wall panels that are designed to be used interchangeably.
- × Prefabricated lift-off demountable wall linings allowing damage-free and rapid removal of linings, change, and modification wall in-wall services.
- × In-built allowance for the later addition of false ceiling systems - allowing private spaces to be created quickly and without structural changes to wall frames.
- × Pre-fitted glazing panels into modular demountable frames accelerated install and streamlined quality control.
- × Locally manufactured products drawing from XFrame's North Island supply chain.

Finished build of XFrame's Walls and Windows







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Concept Carpenters

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**Manufacturing Partners**  
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**Website**  
[WOTSO Te Tōangaroa - Case Study](#)

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**Links**  
[Te Tōangaroa - WOTSO Flexspace](#)

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**Contact us**  
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