

BRICK BAY LODGE

sketch book
07-03-2025



BRICK BAY

Brick Bay is an extraordinary detination; it is under an hour by car from downtown Auckland yet offers a rich, diverse landscape on the shore of a secluded corner of the Hauraki Gulf. The rolling hills and valleys of the coastal land have forest walks, art trails, beaches and sits alongside the established domain of the Brick Bay vineyard and sculpture trail.

This document reflects a moment in time - the beginnings of the project: its contents capture a snapshot of the development to come, illustrating how one might build on the established character of Brick Bay to create an outstanding accommodation destination.



Location



Auckland City—Urbanity and Leisure



1 Brick Bay Vineyard and Sulpture Trail 2 Proposed Development Site

Masterplan

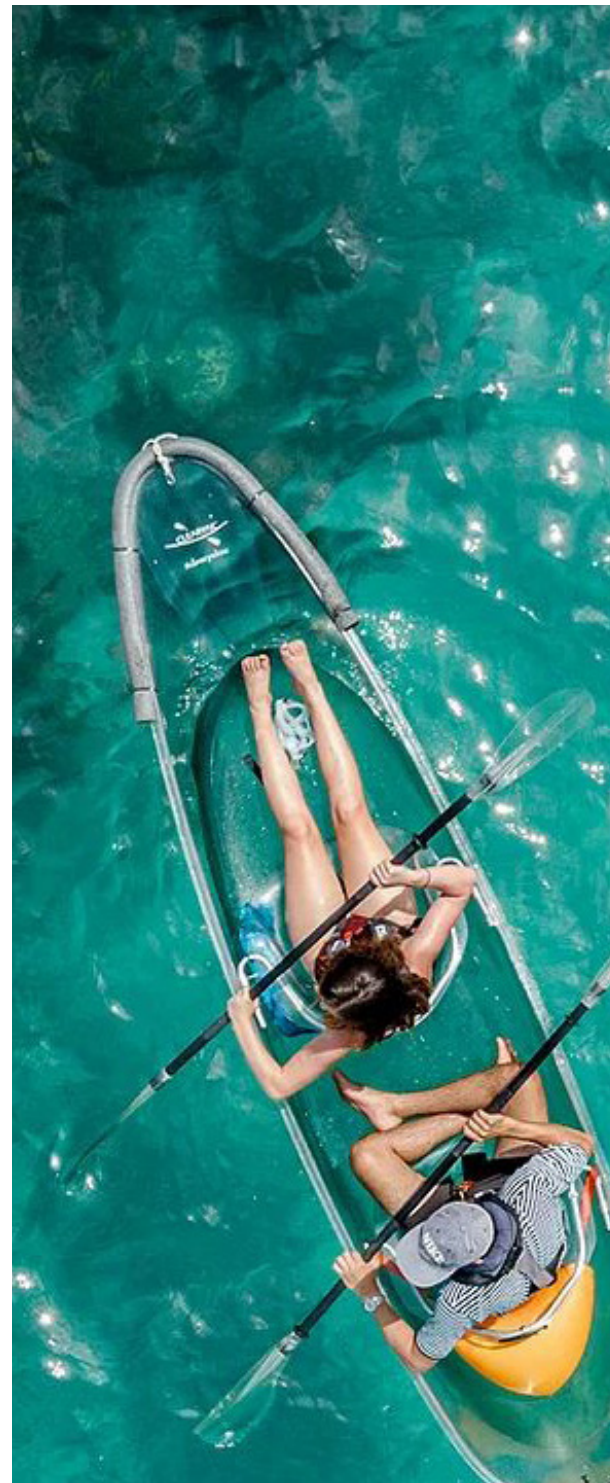




Brick Bay—entry through the vineyard with the Hauraki Gulf beyond



Brick Bay—Dining within the vineyard



— *Brick Bay—A place from which to explore the opportunities of the area* —

A photograph of a modern building with dark vertical wood siding and a large open space. The space features a stone patio, a dining table with chairs, and a concrete bench. The view outside shows a sunset over a body of water and hills. The text "BRICK BAY LODGE" is overlaid in the center.

BRICK BAY LODGE



Key

	Site 1 Stone sculpture site	7 Villas		Site 6 Bamboo site	2 Villas		Primary Vehicle Access road
	Site 2 Macrocarpa site	4 Villas		Site 7 Tennis Pavillion site	5 Cottages		Golf Cart road
	Site 3 Pa site	5 Villas		Site 8 Great Lawn site	3 Cottages		
	Site 4 Palm Tree site	3 Cottages, 8 Treehouses		Site 9 Wetland site	4 Cottages		
	Site 5 Hilltop site	4 Villas		Amenity sites			

1:2000

0 20 40 100 200 Meters

4 Bedroom Villas Two Level

4 Bedroom Villas

2 Bedroom Cottages

2 Bedroom Two level

Treehouse

Proposed Masterplan



The Accommodation—sophisticated simplicity



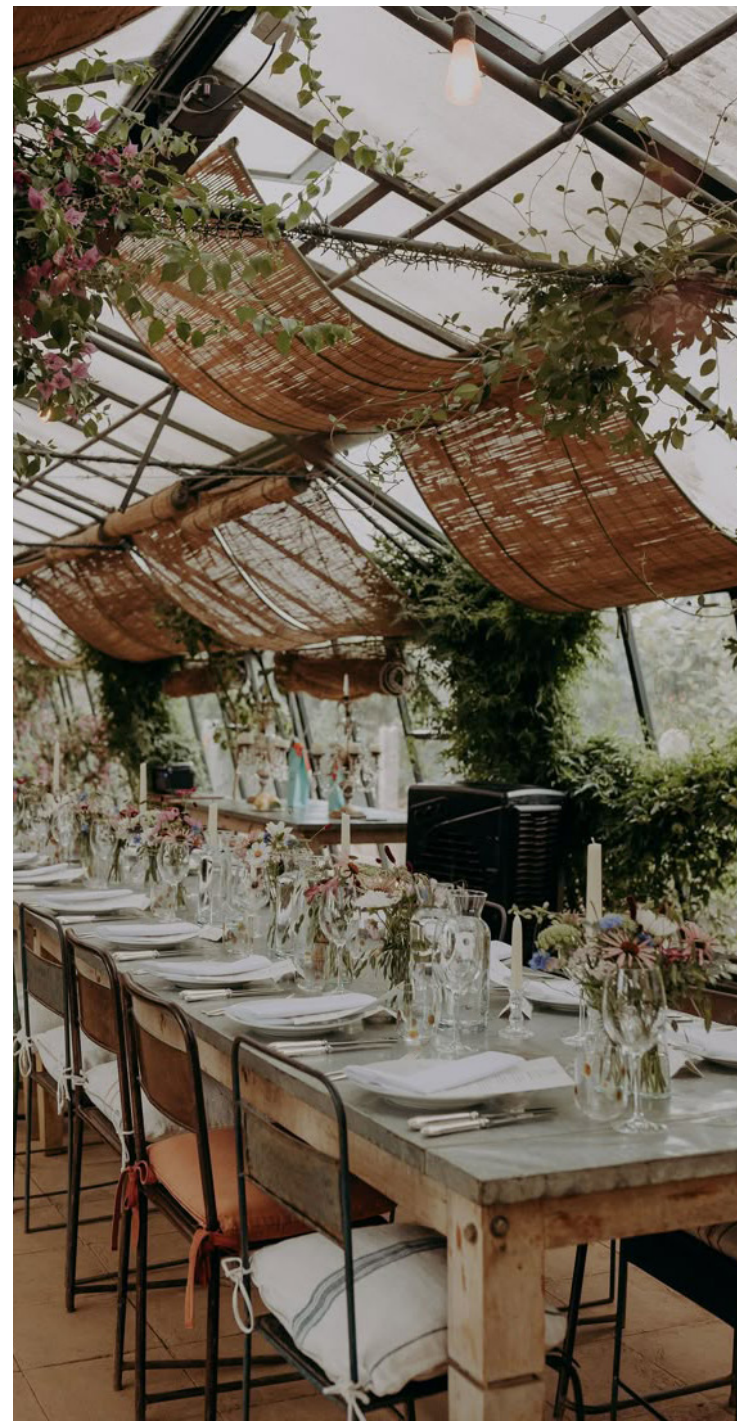
Brick Bay—The Big House



Building 47 - Food prepared with passion





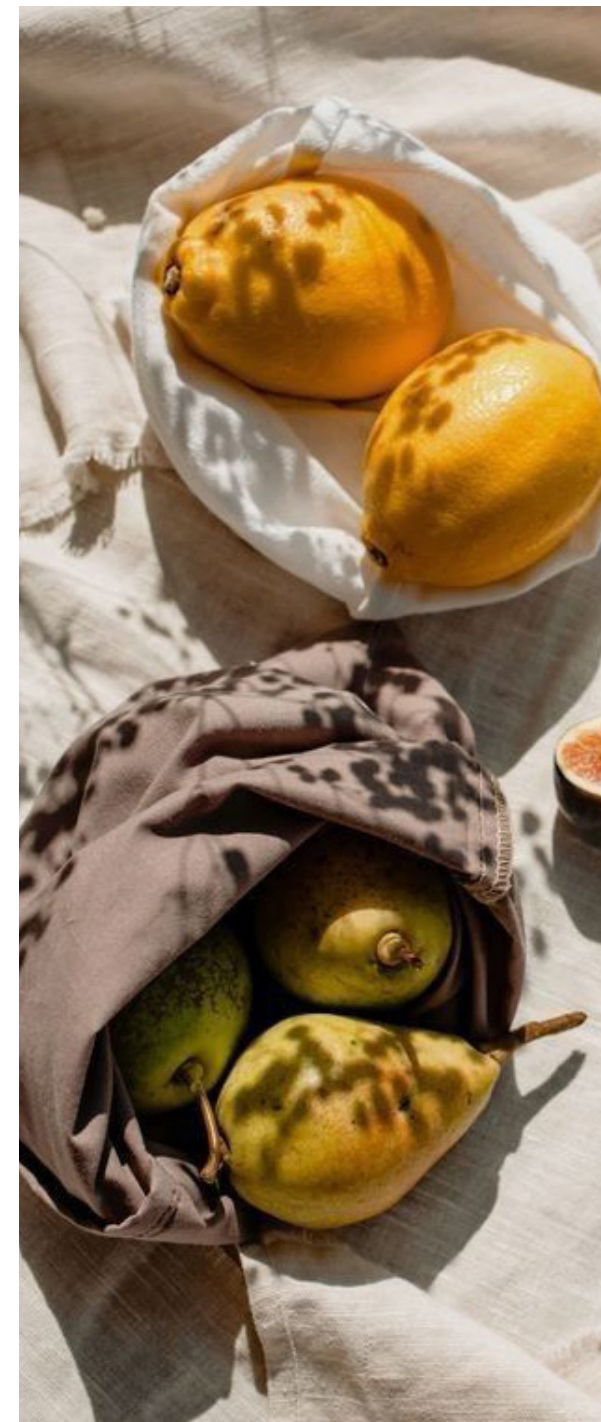


A range of dining events





Fed by land and sea



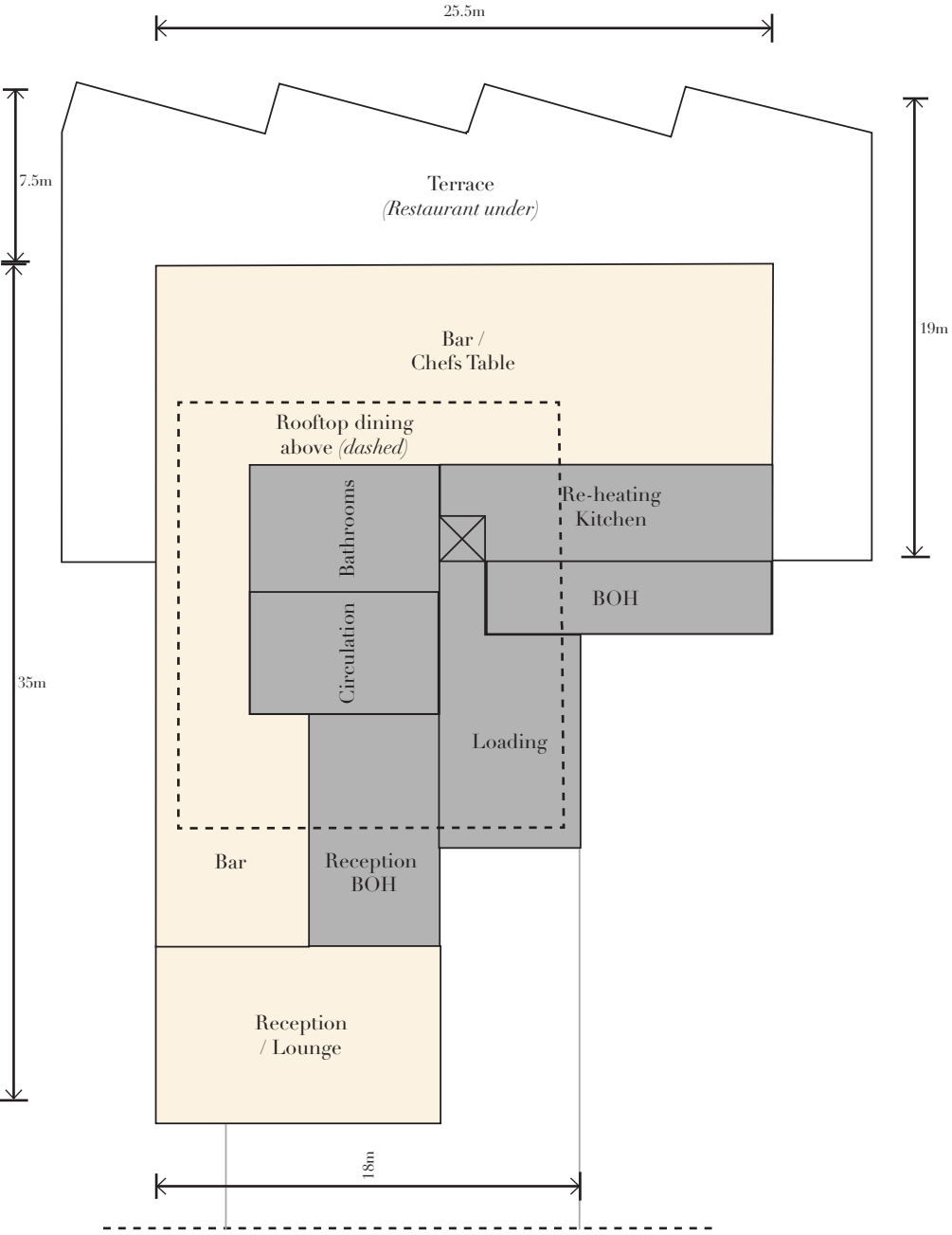
Dining en plein air with local produce



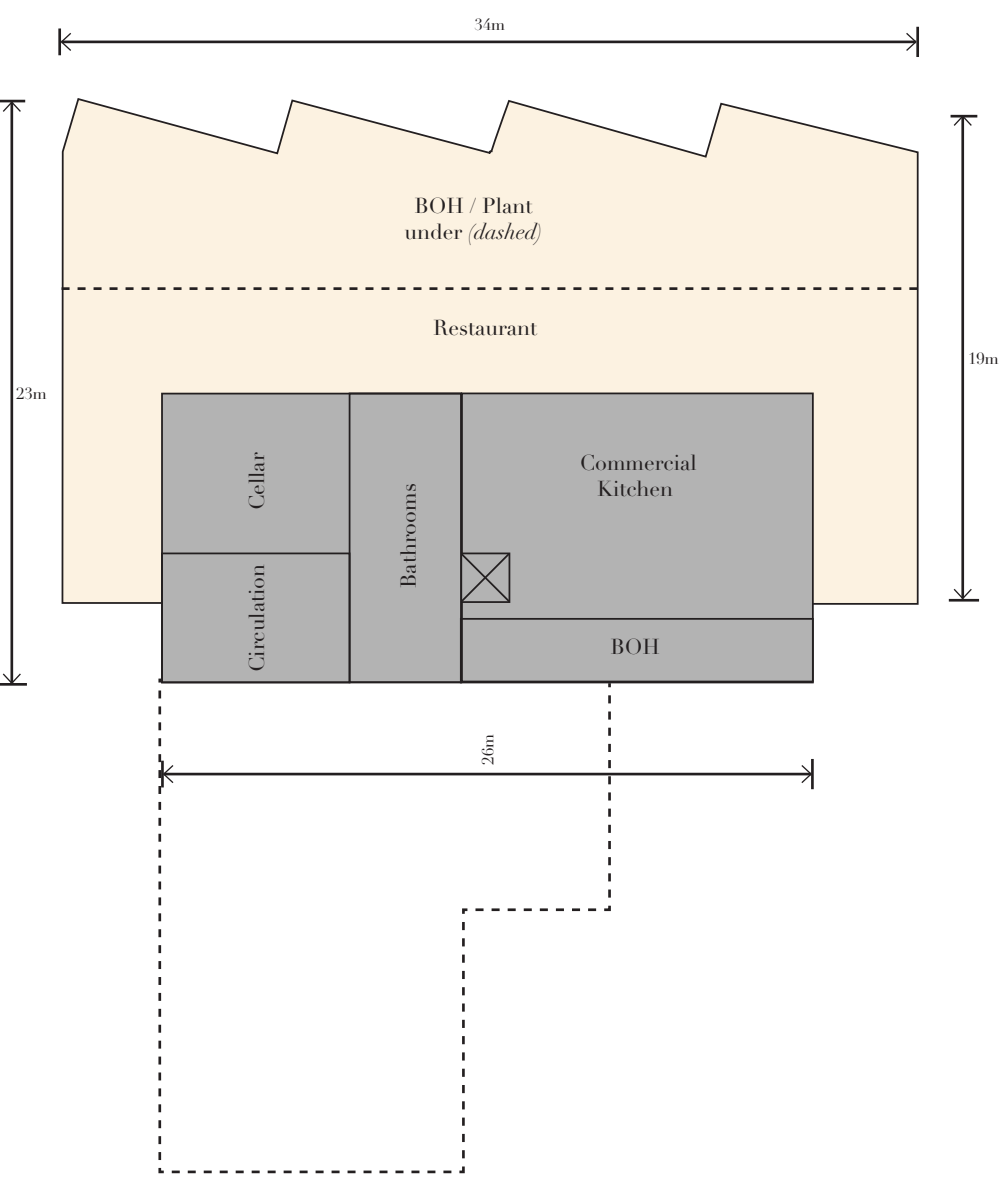
Seasonal living



Building 47 - Reception, food and beverage

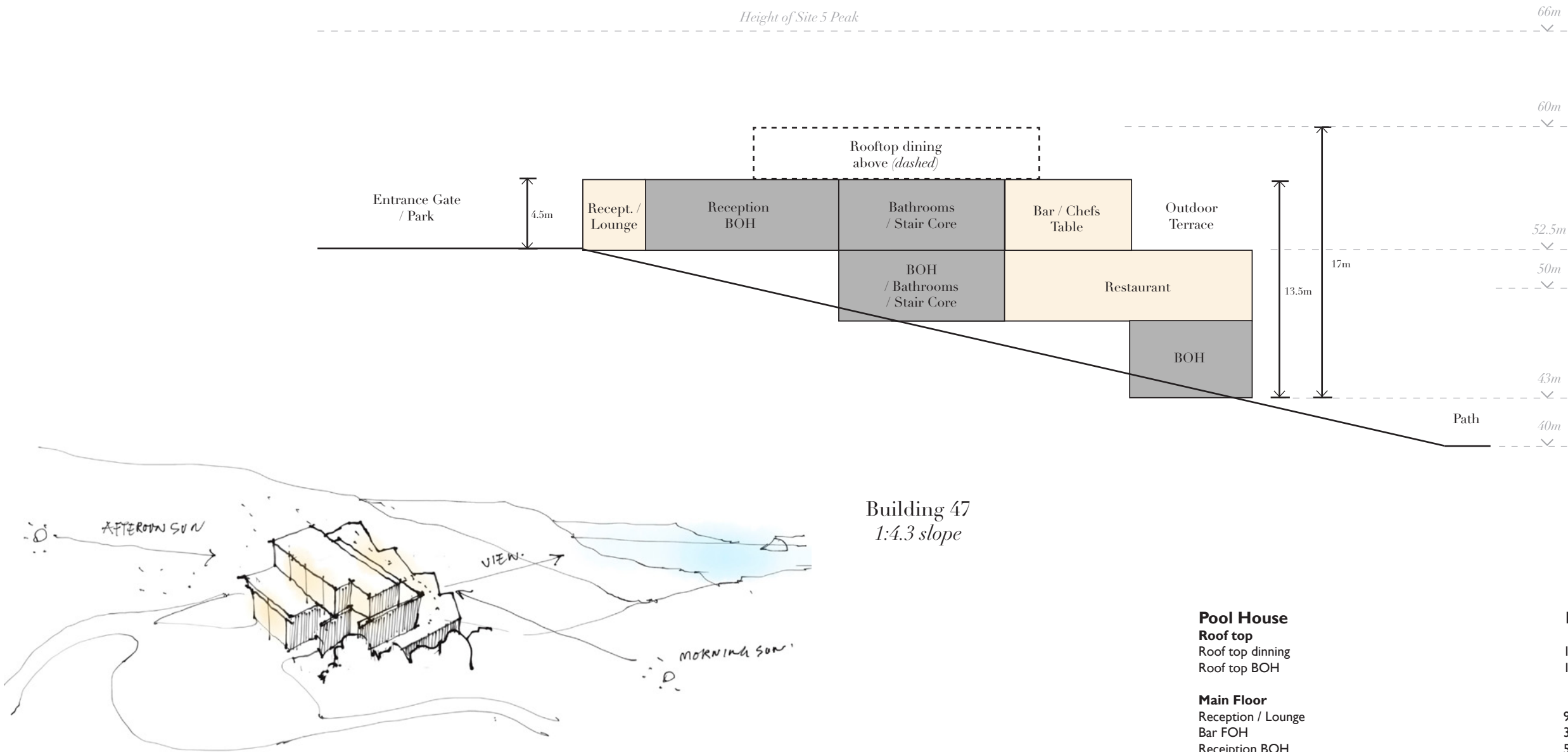


Level 01



Ground

Building 47 floor plans



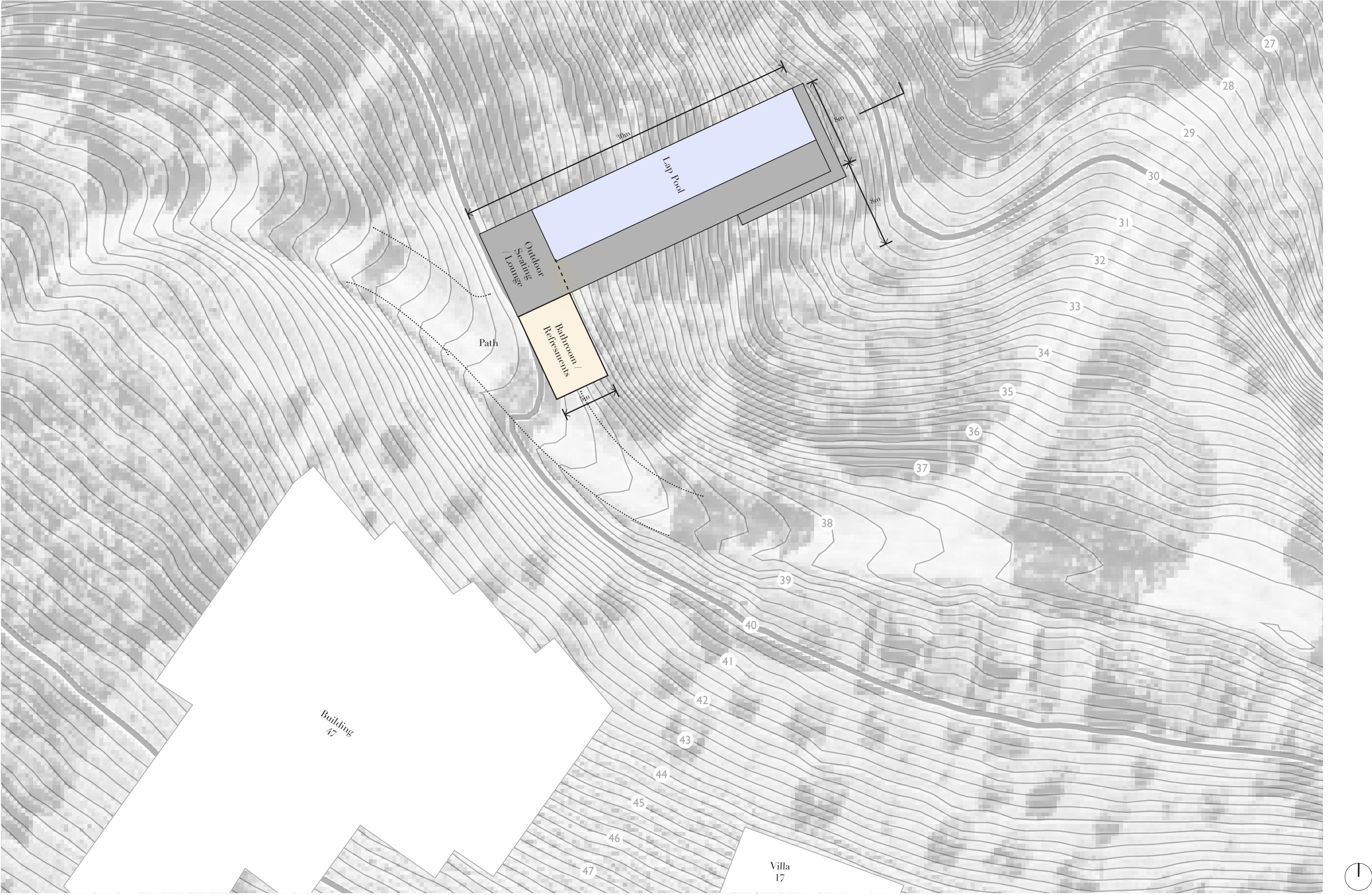
Building 47

- The site is at the centre of the accommodation and very visible on approach from the vineyard
- The contours are reasonably flat and would allow easy car manoeuvring for guests and cart transfer
- The land falls away to the east allowing good dramatic views to the water
- The contours would allow some back of house to be located discreetly at a lower level
- A cart path going east from the entry would provide access to the villas on the slope below and extend to tennis pavilion direction, well clear of the big house
- There is a row of trees to the south west of the site that will block views back to the housing at Snells Beach
- It's central location also means it can service near by amenities

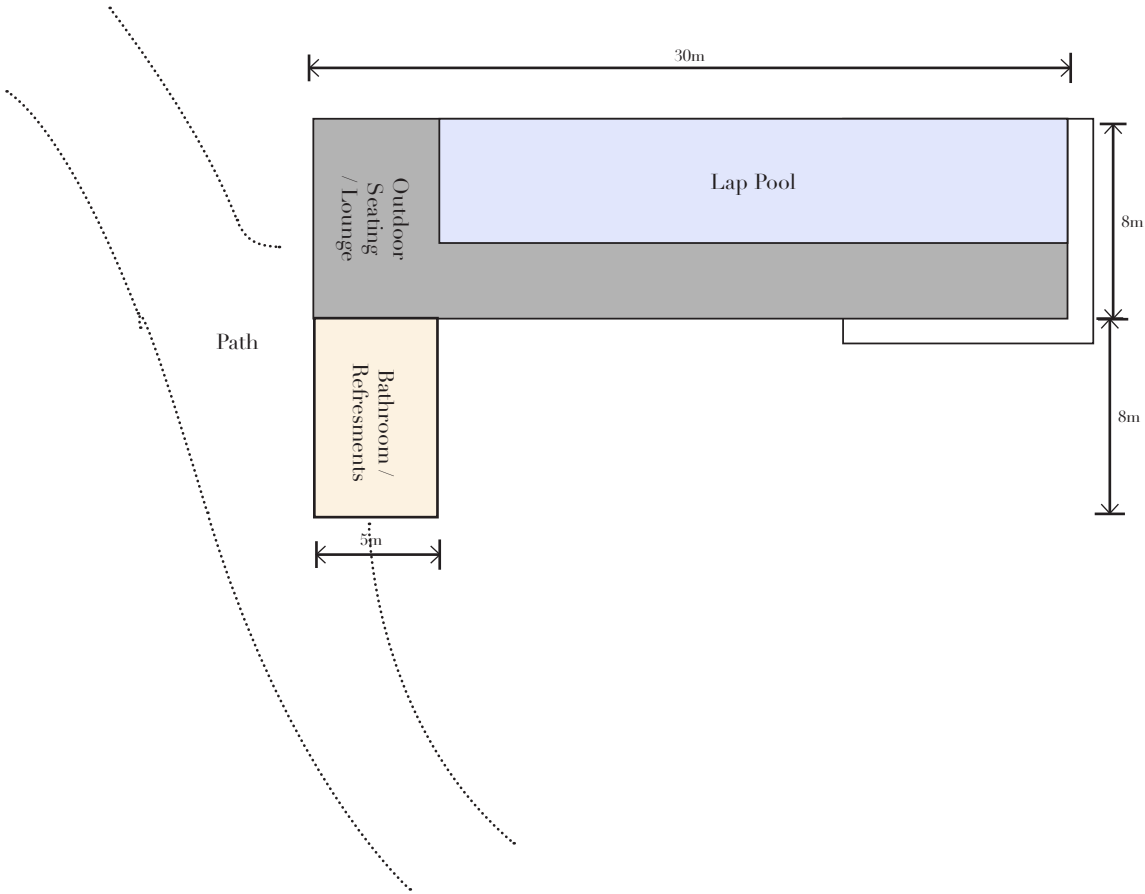
Pool House	1920sqm	Total
Roof top		
Roof top dining	180	
Roof top BOH	105	
Main Floor		
Reception / Lounge	90	
Bar FOH	320	
Reception BOH	50	
Circulation	40	
Bathrooms	40	
Re-heating Kitchen	50	
BOH	40	
Loading / Yard	65	
Ground		
Restaurant	430	
Circulation	40	
Cellar	50	
bathrooms	50	
BOH	70	
kitchen	90	
Basement	210	

Building 47

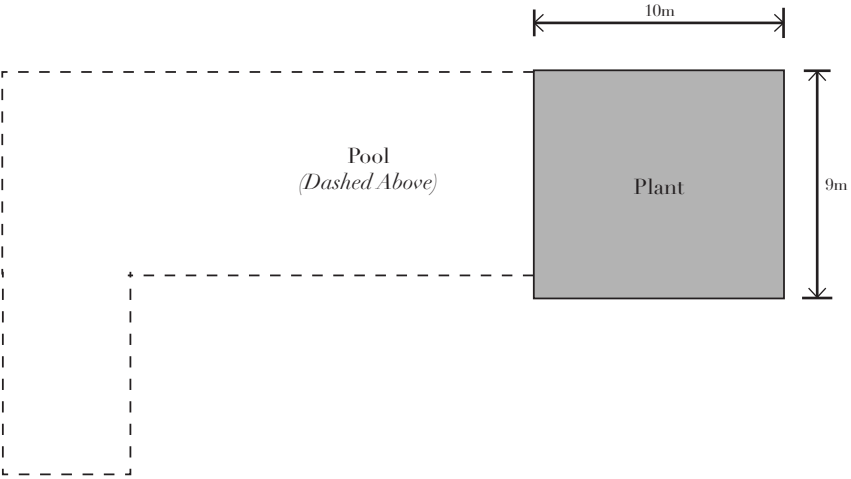




Building 48 - The Pool House Option 1



Level 01



Ground

Building 48

- Between the bush and some mature trees, there is a long strip of land that drops steeply from the F&B site to the pond, standing on the top of the land there is a clear view to the sea.
- There is the possibility of utilising the drop of the land, and sit a swimming pool between the trees, ending with a infinity edge towards the sea view.
- The drop of the land would be close to 10 meters over a 30meter distance. If the top of the pool is aligned to the top of the land, it is possible to create another floor below the pool for gym and plantroom.

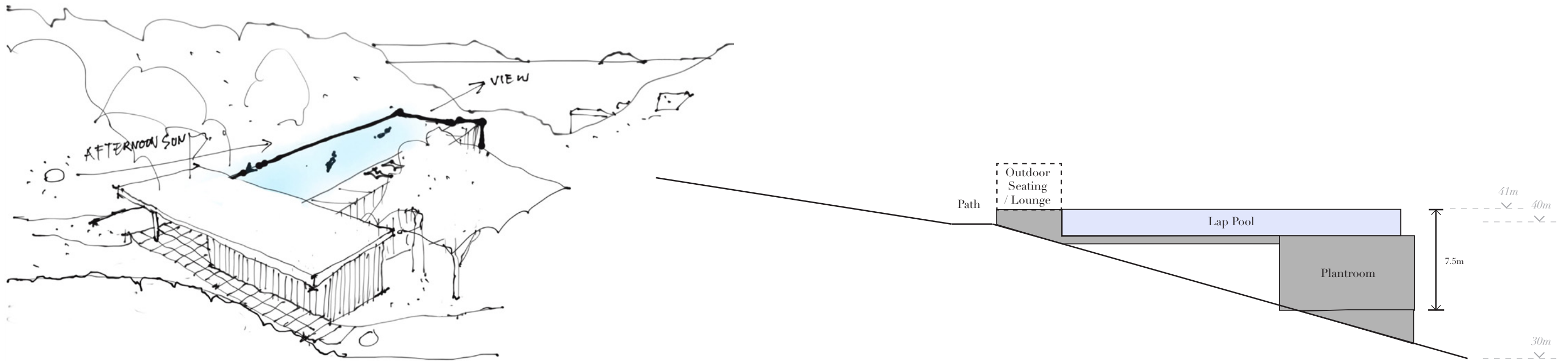
Pool House

360sqm

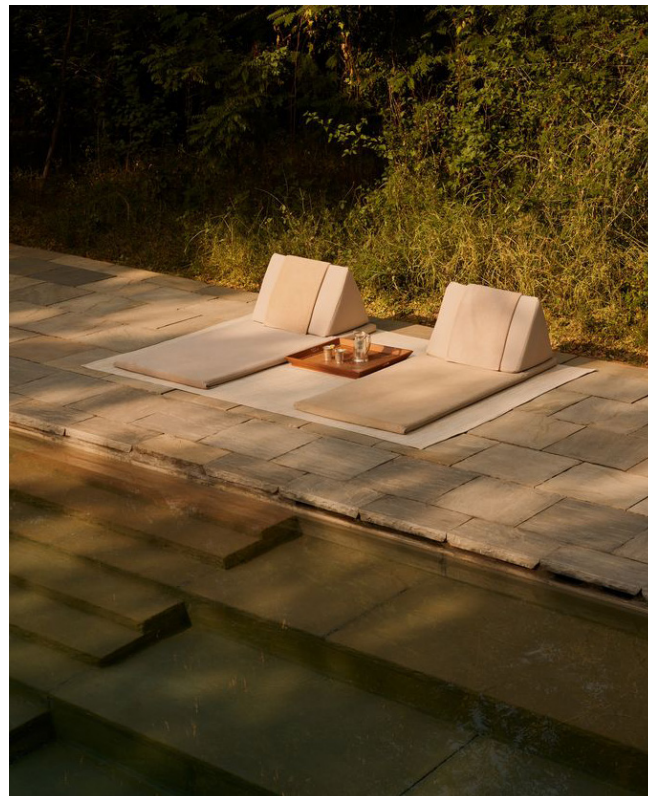
Pool Level
Plant

280
80

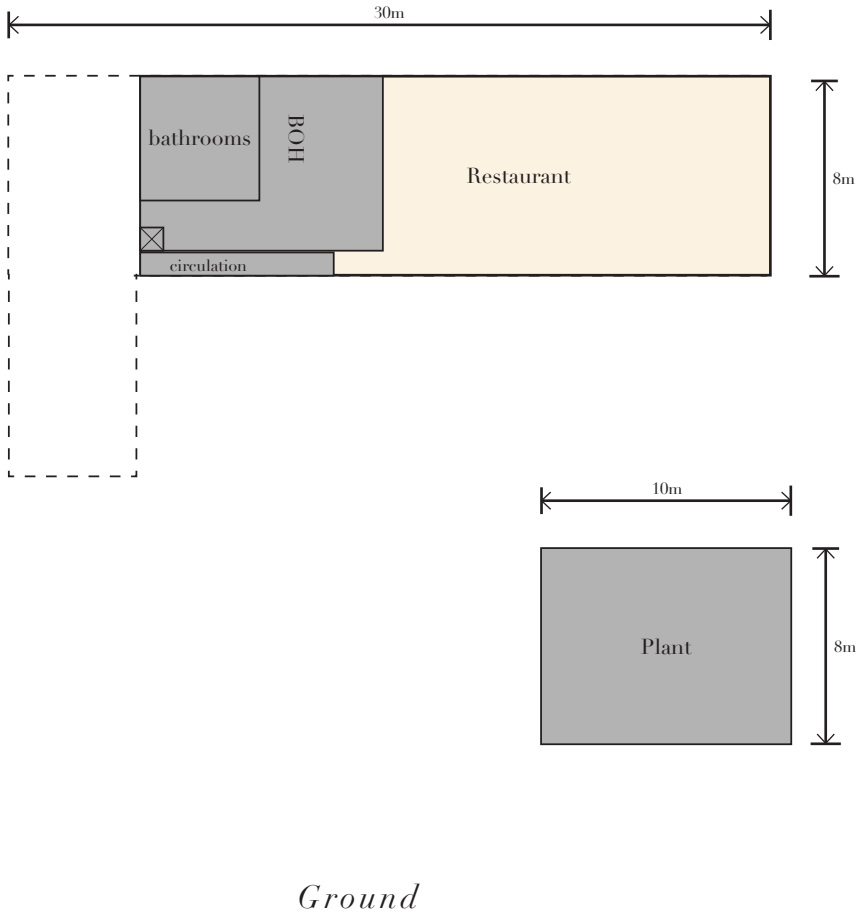
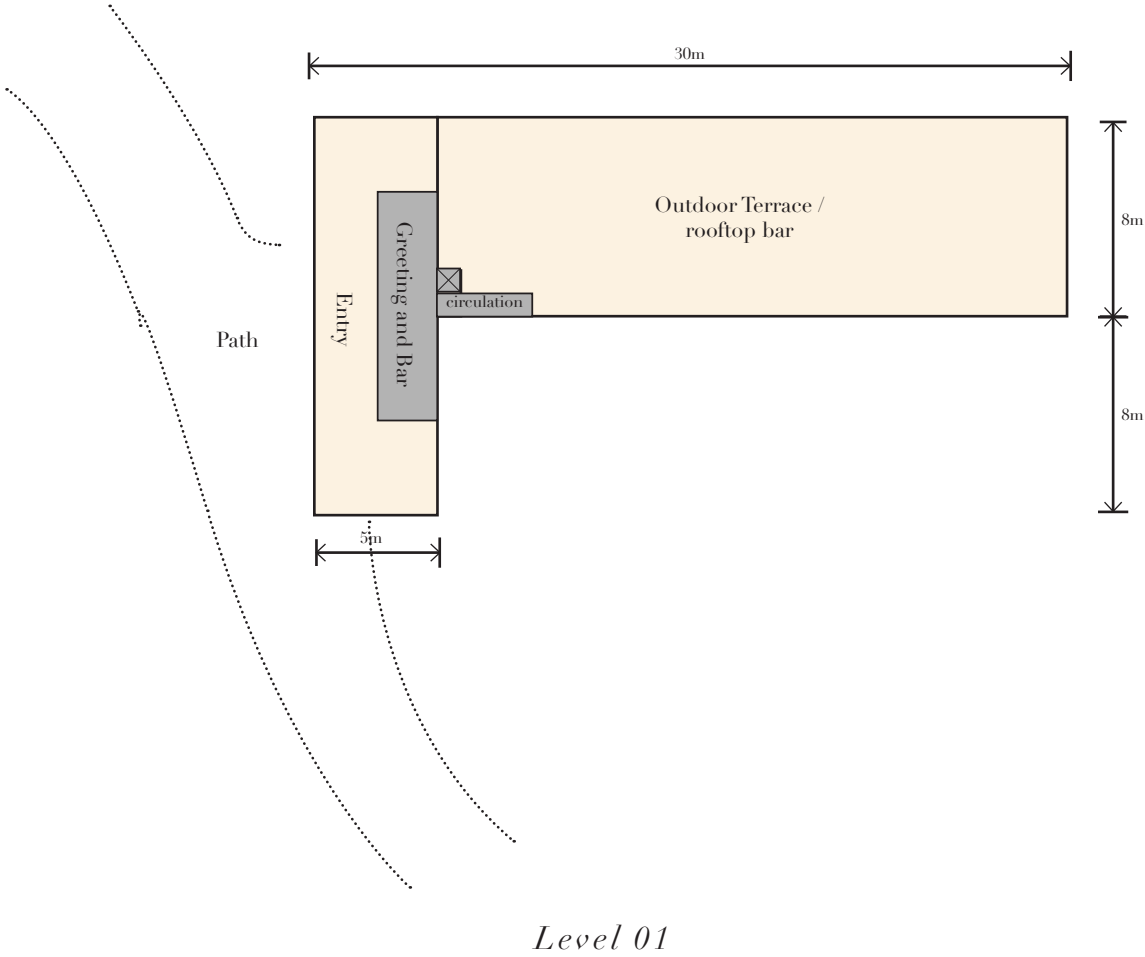
Building 48 - The Pool House Option 1



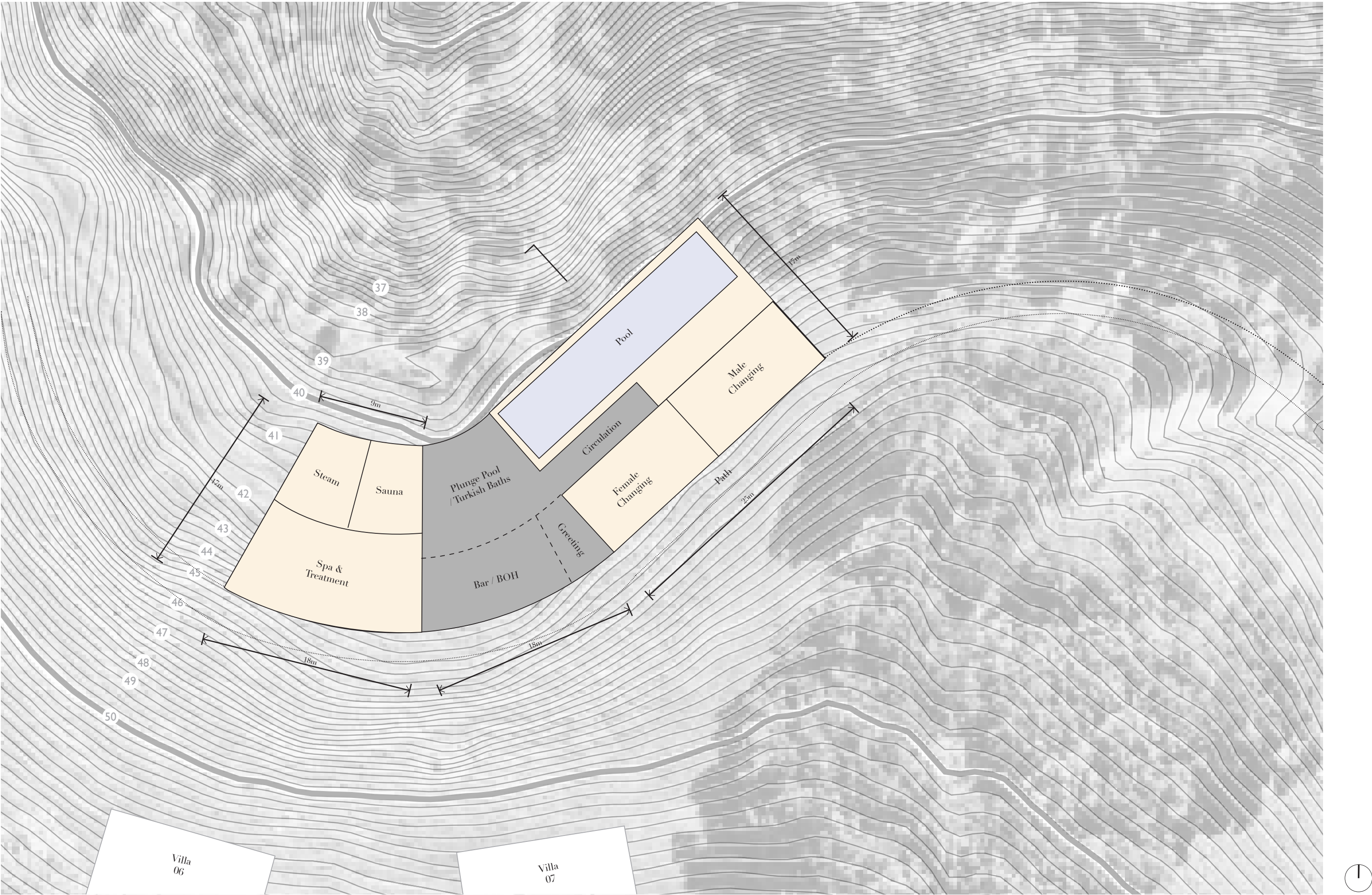
Building 48
Slope 1:3.5



Building 48 - The Pool House Option 1

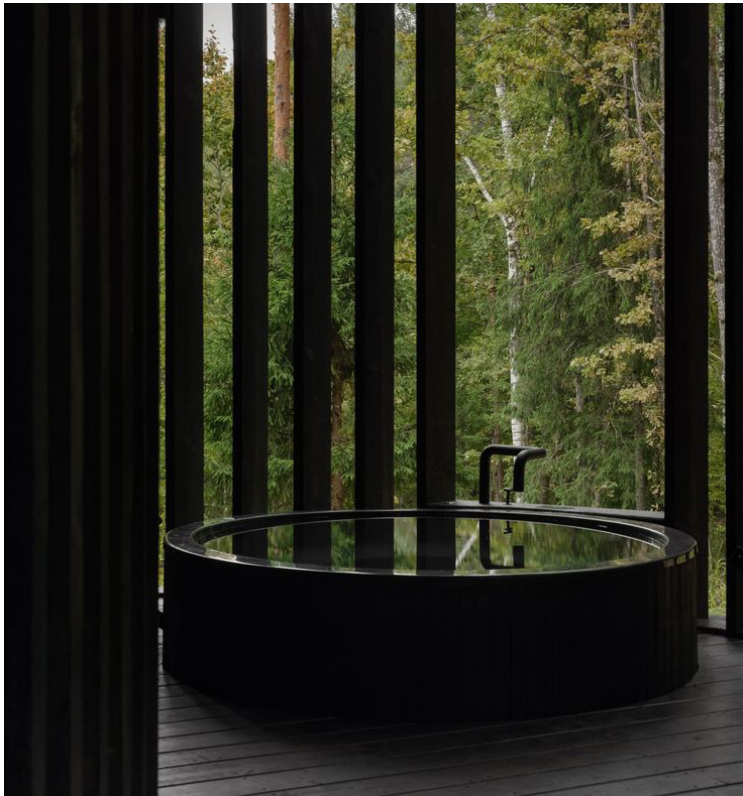
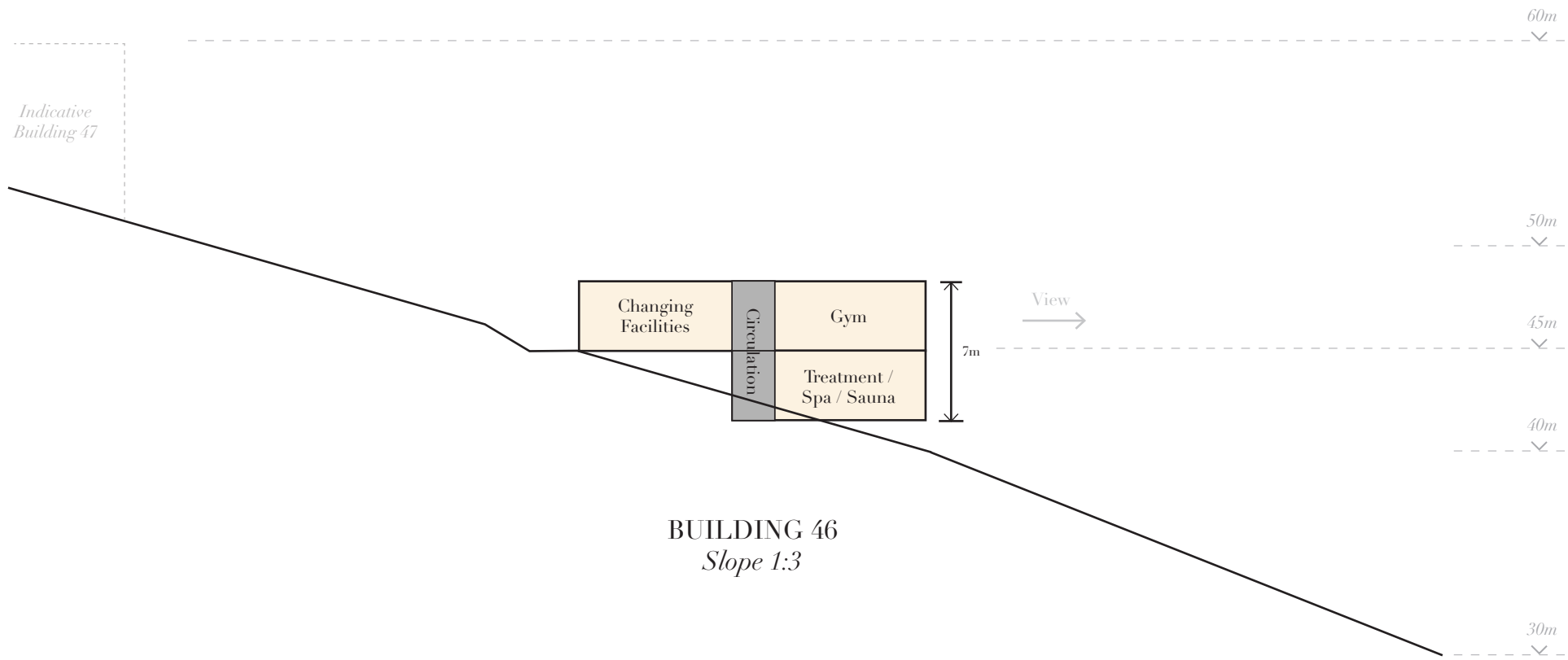


The Pavilion	560sqm
Level 01	280
Restaurant floor	200
Plant	80

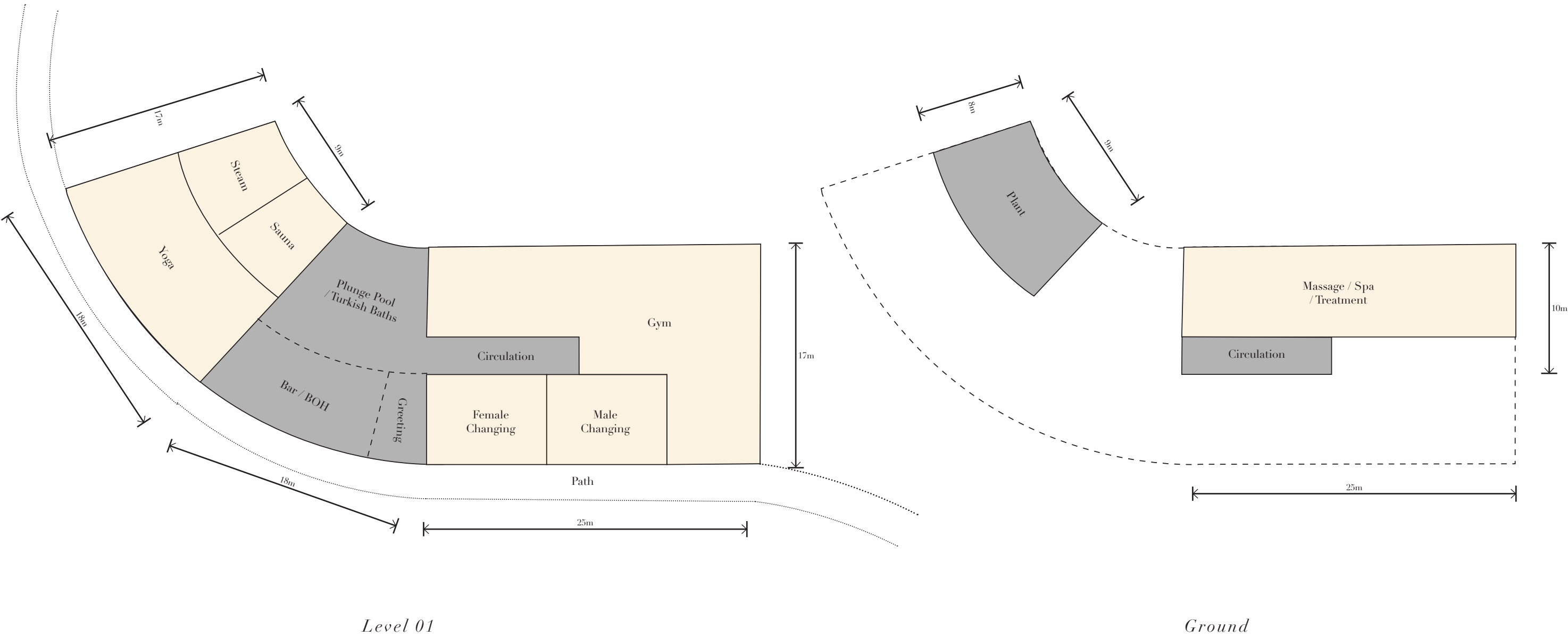


Building 46 - The Fitness Centre Option 1





Building 46 - The Fitness Centre Option 1



Building 46

- This site looks back to villas on site 1 and nested itself within the trees.
- Given it's visibility from the villas on site 1, its not appropriate to have this another villa site, however with it's central location between the pool house and wellness centre, this could be another wellness building site providing additional amenities and activities such as central changing rooms, Sauna, spa, plunge pool and treatment rooms.
- It is not idea that the changing room and swimming pool is in separate building, however it feel like the walk way in the bush could be covered or curated so the two building can function well to compliment each other, and separation between active wellness (gym / pool) and quite wellness (sauna / treatment room) seems to be appropriate.
- The close proximity to the main F&B building also means there could be some food and beverage services in these buildings too.

Restoration Pavilion

Level 01
Ground

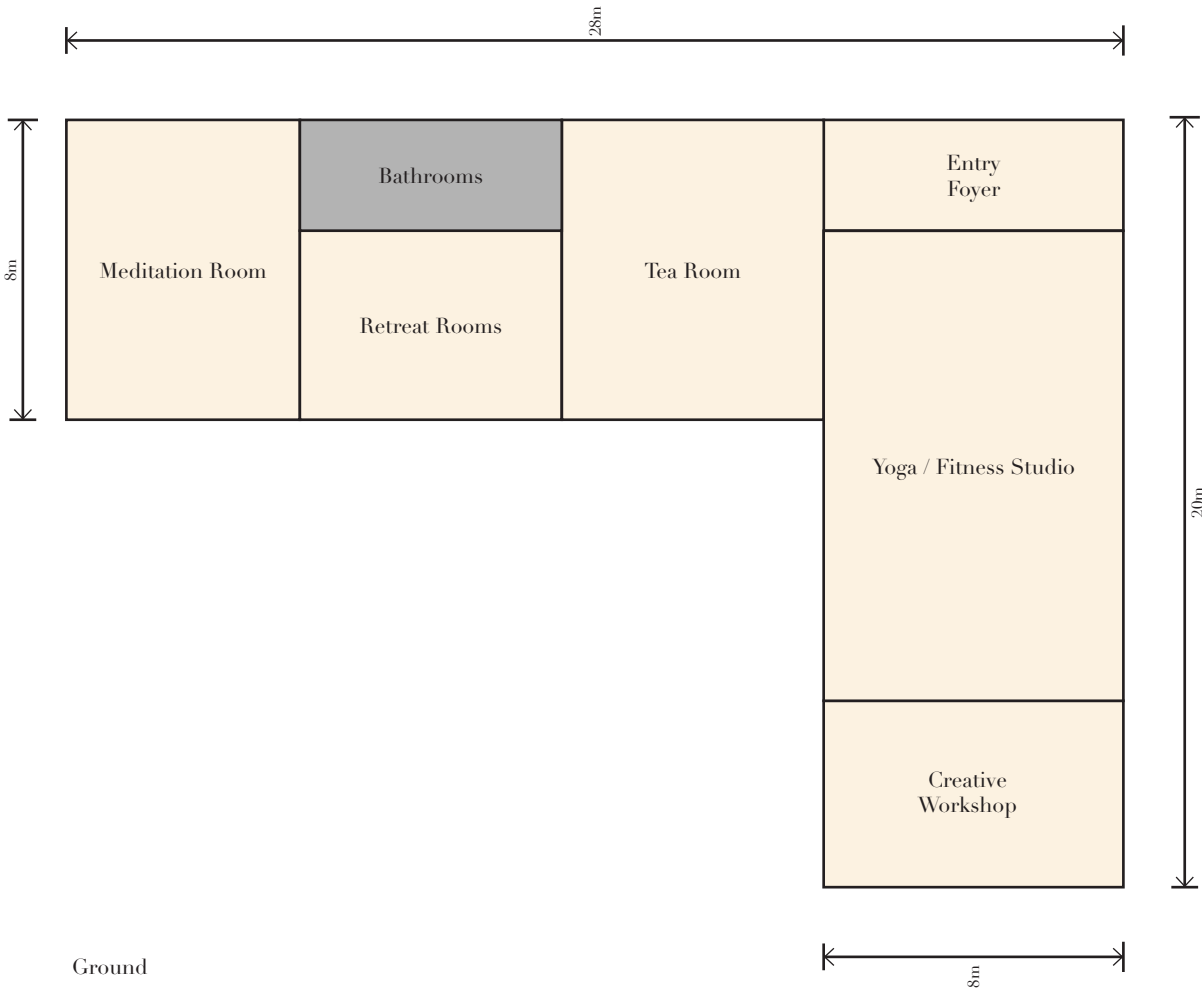
1110qm

900
210

Building 46 - The Fitness Centre Option 2



Location NTS



Building 45

- This site's orientation and sightline is not suitable for accommodation. It's proximity to western villa /main house, could also be suitable for a wellness facility that contains Yoga, Meditation space, silent retreat, pilates studio, sleep pods.
- There could be a small garden on the side with programme like farm to table, detox programmes, herbal workshops.
- The close proximity to the bush means the building could also be the gathering location for bush walking tracks
- The stone sculpture would remain as a strong feature for the building, for the building to look back into.

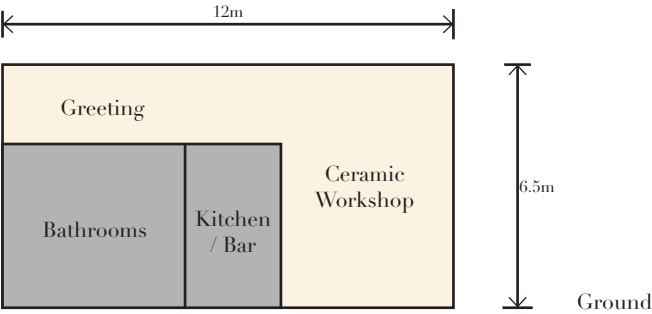
Wellness Retreat		320	Total
Yoga / Fitness Studio		100	
Meditation room		48	
Retreat Room		35	
Tea Room		56	
Lounge and Reception		20	
Bathrooms		21	
Creative Workshop		40	



Building 45 - The Wellness Retreat



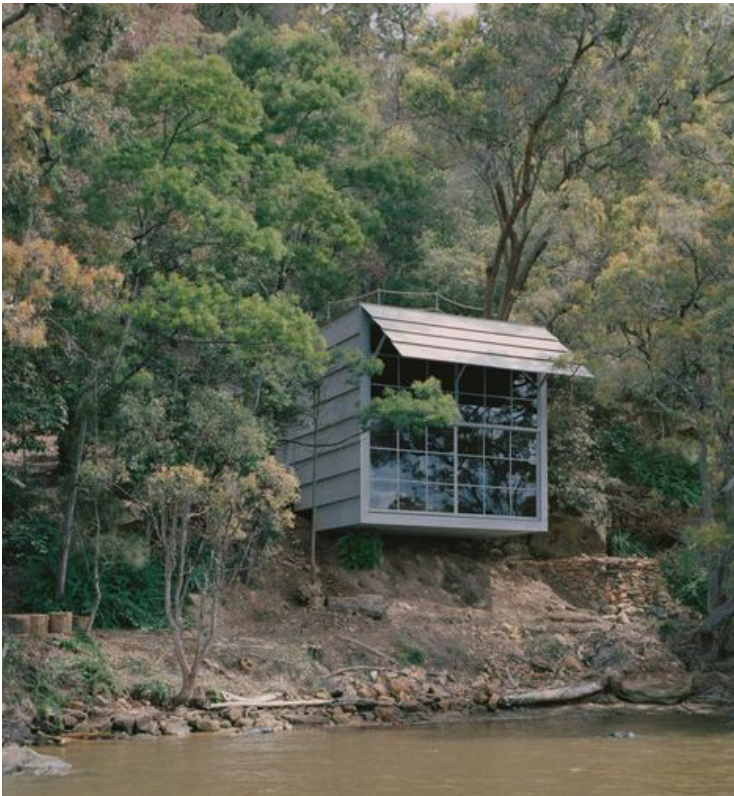
Location NTS



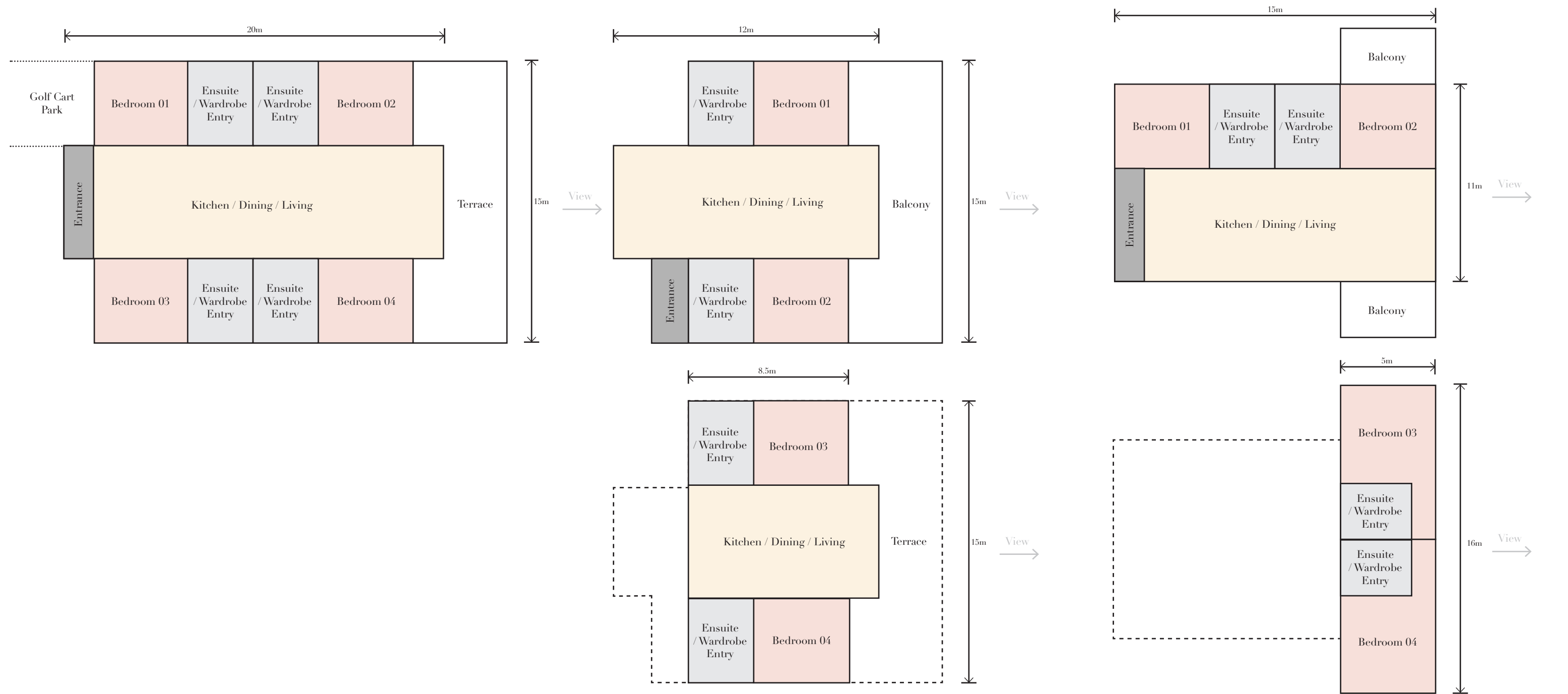
Building 49

- The beach house site could be the destination of the walking track from site 7
- Given the Brick bay is known for it's beautiful collection of art and sculptures, the beach house could offer activities such as ceramic studio, wood carving
- There could be a jetty close by the beach house site for fishing activity, canoeing and kayaking, paddle boarding.

Beach House	78	Total
Ceramic Workshop	34	
Greeting	12	
Kitchen / Bar	12	
Bathrooms	20	



Building 49 - The Beach House



TYPE 1 - Gentle Slope

Single Storey: Indoor = 273 m²
Outdoor = 66 m²

- Lower overall height
- Suitable for villa's closer to the ridgeline due to their low height
- Large living area

TYPE 2 - Medium Slope

Double Storey: Indoor = 306 m²
Outdoor = 122 m²

- All rooms have a view toward the sea
- Double storey typology helps maximise footprint of sloping sites
- Minimal excavation
- Suitable for steep slopes
- Good separation between bedrooms for *lock off*

TYPE 3 - Steep Slope

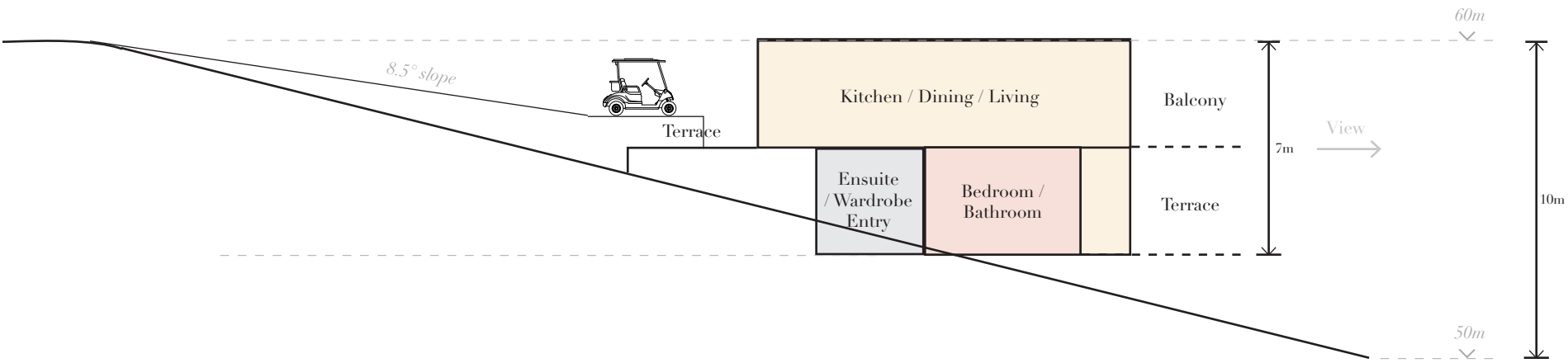
Double Storey: Indoor = 245m²
Outdoor = 30 m²

- Most rooms have a view toward the sea
- Double storey typology helps maximise footprint of sloping sites
- Minimal excavation
- Good separation between bedrooms for *lock off*

4 Bedroom Villa Types



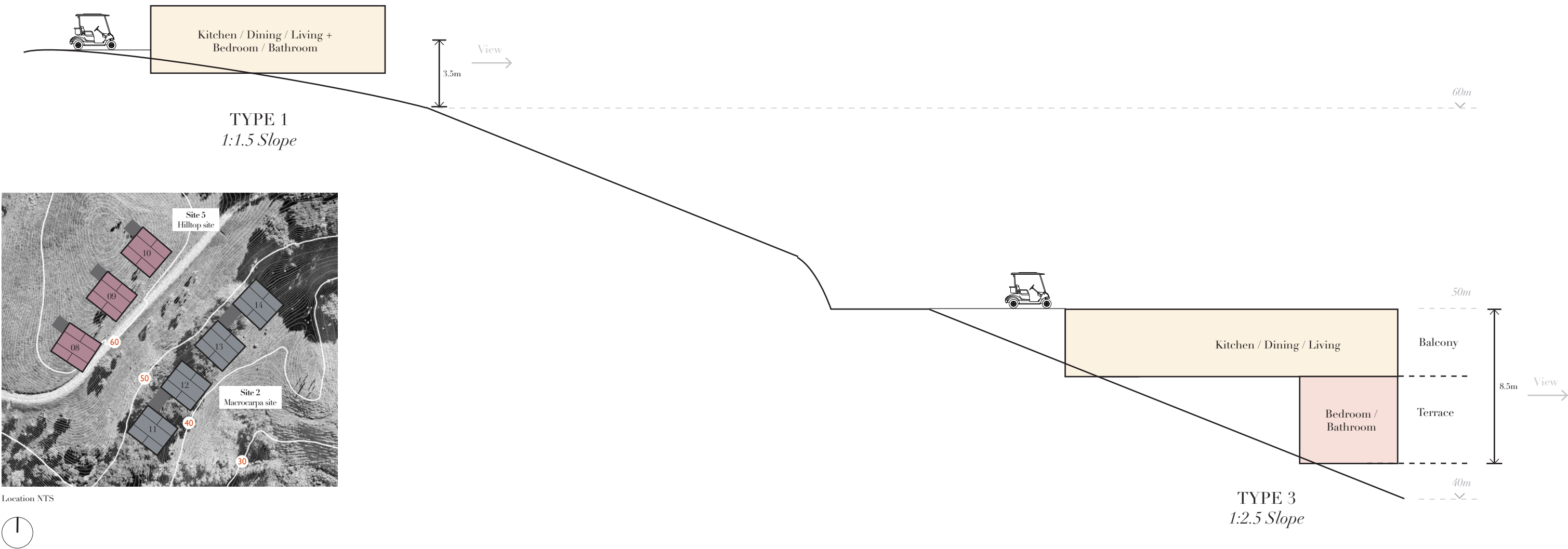
Location NTS



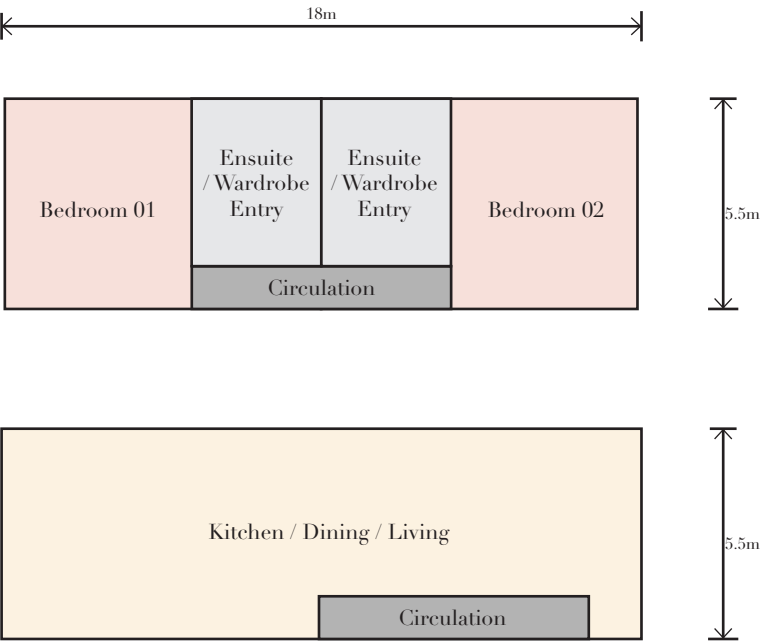
TYPE 2
1:4 Slope



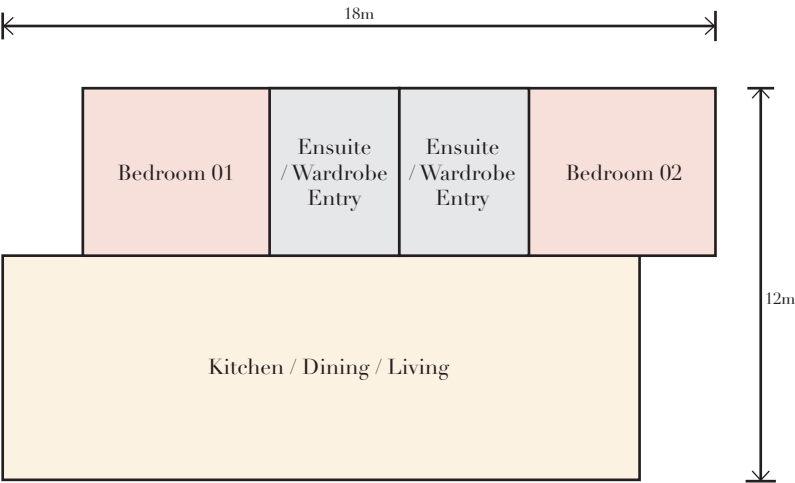
Site 5 - Hilltop Site



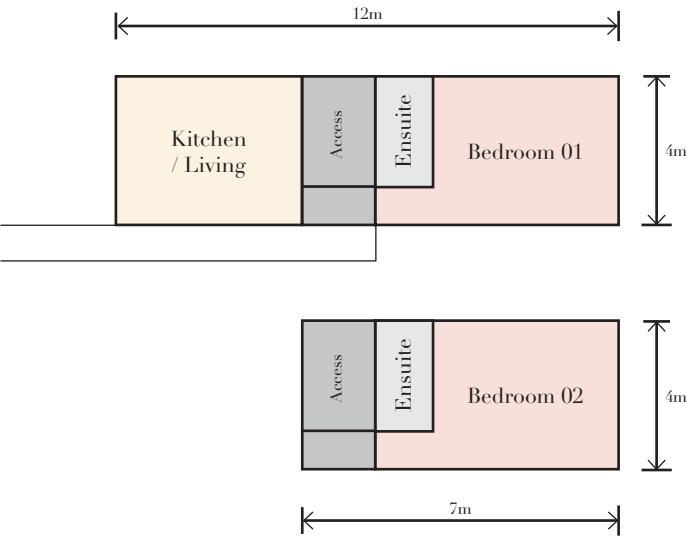
Site 5 - Hilltop Site + Site 2 - Macrocarpa Site



2 Bedroom Cottage; 2 Level
200 m²



2 Bedroom Cottage; *Great lawn*
175 m²



Treehouse
76 m²

Site 4 – Palm Tree site

- There are three possible sites within the northern bush, where some of the flat area is currently occupied by number of mature none native palm trees.
- If the palm trees are able to be cleared, these flat site possible site would be possible site for three more villas.
- This site will require careful examination of it's positioning in relation to the existing tree.

Site 7 – Tennis Pavilion site

- The existing tennis court has a good amount of flat land (only flat land on site) that's sunk below the existing tennis pavilion, with sea view above tree tops. A possible site for 2-3 additional 4 bedroom villas.
- The existing tennis pavilion can be used as hireable dining venue that anchors this villa site, and provide a different dinning experience to the main F&B venue.
- The close proximity towards the main house means if there is a large group of people, these villa can become extended accommodation to the big house.
- The land drop steeply in front of the tennis court, in between the front of tennis court and edge of the cliff, there are three flat clearing sites in the bush with seaview through trees that are potential sites for more villas. Although the southern most site is very close to the pā site, the bush and contour in between provide a good visual and physical separation. Given the site is reasonably small, the two bedroom villas are likely to be double storey than single storey.
- The pā site also provides a great anchoring open space and historical asset for these eastern villas.

Site 8 – Great Lawn site

- The descending contour in front of the main house creates opportunity to nestle 2-3 additional seaview villas under the great lawn.
- The roof of villa could be the same level as the lawn, so the view from main house is not disturbed.
- With the seaview, landscape roof, and carefully placed skylight, these villas could be a very interesting typology in the villa offering mix
- Villa number 31 is a possible site that requires more specific investigation, given it's close proximity to the big house

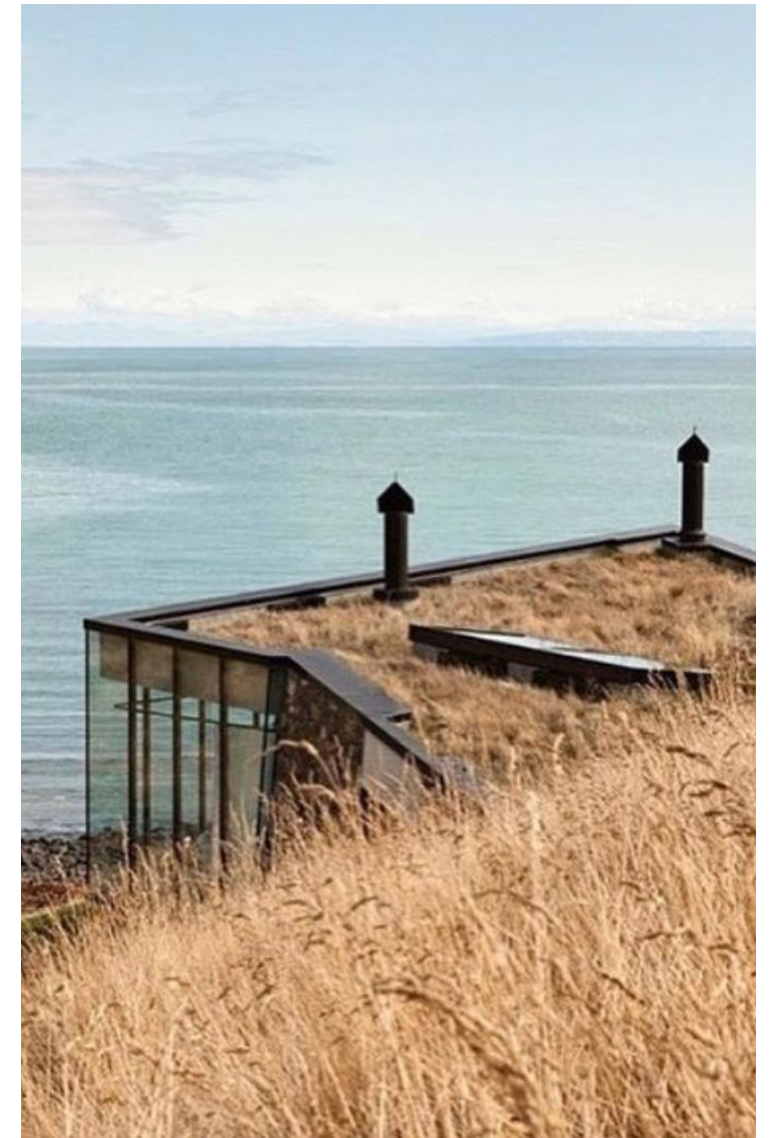
Site 9 – Wetland site

- This site have an existing pond, it is likely that this pond will be categorised as wetland therefore difficult to get planning permission for buildings.
- There is an approximate 10 meter drop from the big house to the pond, halfway to the drop there are some existing garden shed hovering above the pond looking into the bush. The drop means that the garden shed is not visible from the big house.
- Although there isn't great seaview, this is still a potential site for two storey villas that's elevated above the pond, overlooking the bush beyond.

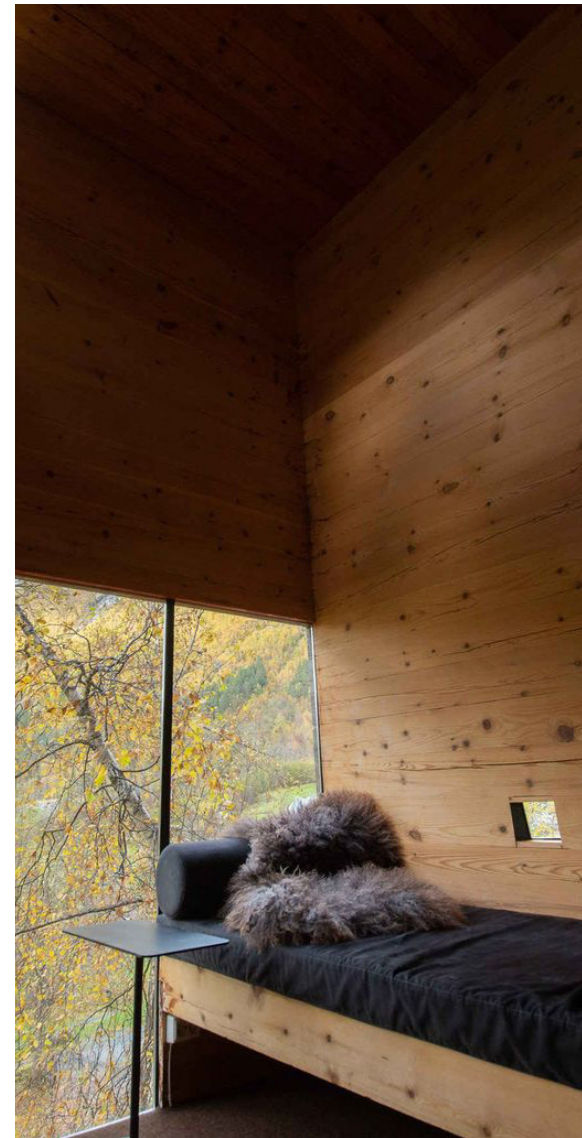
Accomodation programme



Two level villa



The Great Lawn Pavilion



The Treehouse

Brick Bay Lodge - Schedule of Areas and Accommodation

Accommodation											
Location	number	possible	dimensions	beds	max occupants per unit	total number of occupants	occupancy high (75%)	occupancy low (25%)	levels	area per unit (sqm)	area total (sqm)
Site 1 - Stone sculpture site											
Villa	7		12x15	4	8	56	42	10.5	2	300	2,100
Site 2 - Macrocarpa site											
Villa	4		12x15	4	8	32	24	6	2	300	1,200
Site 3 - Pā site											
Villa	3		12x15	4	8	24	18	4.5	2	300	900
Villa	2		15x20	4	8	16	12	3	1	270	540
Site 4 - Palm Tree site											
Cottage	3		12x15	2	4	12	9	2.25	2	200	600
Treehouse	8		7x5	1	2	16	12	3	2	76	608
Site 5 - Hilltop											
Villa	4		15x20	4	8	32	24	6	1	270	1,080
Site 6 - Bamboo site											
Villa	2		12x15	4	8	16	12	3	2	300	600
Site 7 - Tennis Pavillion site											
Cottage	2		12x18	2	4	8	6	1.5	1	175	350
Cottage	3		5.5x18	2	4	12	9	2.25	2	200	600
Site 8 - Great Lawn site											
Cottage	3		12x18	2	4	12	9	2.25	1	175	525
Site 9 - Wetland site											
Cottage	4		5.5x18	2	4	16	12	3	2	200	800
Sub totals	45					252	189	47.25			9,903
Amenity Buildings											
Building 45: Wellness Retreat											320
Building 46: Restoration Pool											1280
Building 47: Reception; Food and Beverage											1920
Building 48: Pool House											560
Building 49: Beach House											78
Sub totals											4,158
Total Building Area (sqm)											14,061

