

DESIGN PROPOSAL - ARCHITECTURAL RESPONSE

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LOOK + FEEL

The design look + feel is inspired by the unique local architectural language which focuses on the form, details, colours and material textures. For example:

- Gable form
- Rustic colour tone
- Timber facing around window joinery
- Board and batten timber cladding
- Corrugated steel cladding

The proposed design reinterpreted those elements with a contemporary approach and resonating with the existing context at the same time.



ST JAMES STATION - BARN FORM



ISEL HOUSE, STOKE



THE SUTER ART GALLERY, NELSON

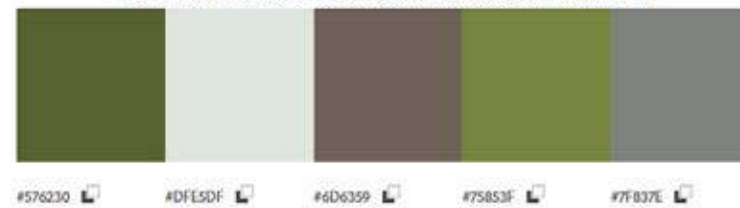


SOUTH STREET, NELSON



MATERIALITY AND COLOUR

- a. Rural
- b. Local pallet of materials
- c. Use of existing barn door
- d. Natural and earthy
- e. Culturally responsive
- f. Vernacular
Agricultural forms,
Gables and lean-to roofs
Verandahs
Variety of forms / materials



ARGILLITE - MĀORI QUARRY



DUNITE - LOCAL STONE



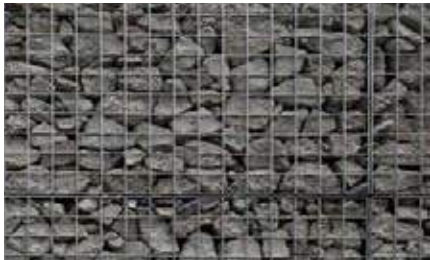
MAITAI RIVER

MATERIAL PALETTE STRATEGY

Materials are to be durable and low maintenance throughout, with long iron metal roofing, painted or stained weatherboards, and aluminium joinery. Selections will be consistent across the development with a differentiation of colour and accent material to create variety and interest in the neighbourhood.



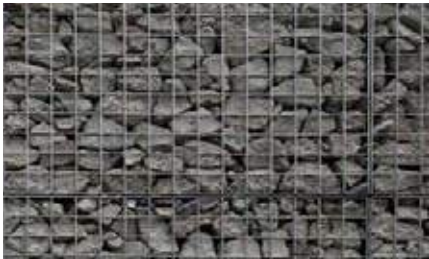
NATIVE BUSH



CREEKSIDE



PATHWAY



VILLAGE





NATIVE BUSH |
VISUALISATION

CREEKSIDE | VISUALISATION





PATHWAY | MAIN ROAD
VISUALISATION



PATHWAY | VISUALISATION



VILLAGE | VISUALISATION

VILLA TYPOLOGY PLAN

Proposed villa and townhouses make-up is:

Townhouses - 'Whio'	12	2-Bed CP (GF) - 'Ruru'	24
1-Bed SG - 'Kiwi'	9	2-Bed SG - 'Kokako'	16
1-Bed SG - 'Miromiro'	6	2-Bed DG - 'Kokako'	2
2-Bed SG - 'Waimea Plains'	13	Total	192
2-Bed DG - 'Waimea Plains'	21		
3-Bed SG - 'Waimea Plains'	13		
3-Bed DG - 'Waimea Plains'	15		
2-Bed DG - 'Lake Hayes'	13		
2-Bed DG - 'Takahe'	8		
2-Bed SG - 'Shotover'	9		
2-Bed DG - 'Hihi'	7		
3-Bed SG (L1) - 'Ruru'	24		

- 1 Main Village entrance
- 2 Mixed units area
- 3 Clubhouse
- 4 Area B Village entrance
- 5 Cafe carpark
- 6 Service bay and carpark
- 7 Care building
- 8 Duplex
- 9 Townhouses
- 10 Townhouses & mixed units
- 11 Terraces
- 12 Green pathway
- 13 Premium location
- 14 Communal area
- 15 Dementia Garden
- 16 Sheds & service yard
- 17 South / service gate
- 18 Pavilion
- 19 Care carpark
- 20 Workshop
- 21 Transformer
- 22 Comms Shed



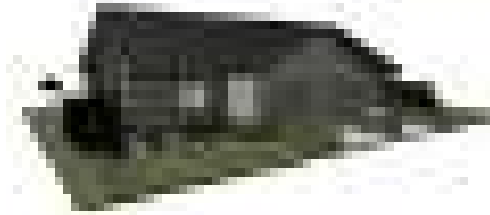
VILLAS



Whio



Kiwi



Miromiro



WP Type A SG



WP Type B DG



WP Type C 3 Bed SG



WP Type D 3 Bed DG



Lake Hayes



Takahe



Shotover



Ruru



Kokako SG



Kokako Duplex

Villa's range from single bedroom 'townhouses' without garages, to three bedroom and double garage 'premium' villas- 'Lake Hayes' and 'Shotover'. The schedule on this page provides the proposed mix for the development.

Villas are arranged in distinct clusters with a mix of typologies, with vehicle access is from the smaller cul-de-sac access roads. They have been oriented to optimise sunlight to the main living areas, and for views and wind shelter, but also are arranged in non-lineal form to provide variety of form and to reduce confrontation of aligned facades.

All villas are single storey, with double pitched roofs and gables with an overall height less than 6m from ground floor.

Materials and colours will vary across the site, based on the palettes provided in the Materials and Colours section of this report.

VILLA TYPE	BEDS (NO)	GARAGING	GFA (M2)	UNIT TOTAL (NO.)	COMMENT
Whio Townhouse	1	1 (carport)	75.49	12	Located close to the Care Centre in blocks of 3 to 4, away from main entrance. Includes mix of carparks and external carports, with area for bins.
Kiwi	1	1	116.95	9	Located near to the Clubhouse or Care Facility in duplex or triplex format.
Miromiro	1	1	95.00	6	Located around the boundary of Area A in duplex format.
WP Type A SG	2	1	124.00	13	Courtyard villa typology located in higher density areas at the centre of the site.
WP Type B DG	2	2	140.00	21	Courtyard villa typology located in higher density areas towards the southern boundary.
WP Type C SG	3	1	146.00	13	Courtyard villa typology located in higher density areas at the centre of the site.
WP Type D DG	3	2	160.00	15	Courtyard villa typology located in higher density areas at the centre of the site
Lake Hayes	2	2	180.00	13	A premium style villa, located in prime positions along the boundary with views.
Takahe	2	2	200.00	8	Top of the range style villa, located in prime positions along the boundary with views.
Shotover DG	2	2	170.00	9	A premium style villa, located in prime positions along the boundary with views.
Hihi	2	2	167.00	7	A premium style villa, located in prime positions along the boundary with views.
Ruru (Downstairs)	2	1 (carport)	98.00	24	Located at the eastern boundary in duplex format. Access from the secondary road.
Ruru (Upstairs)	3	1	137.00	24	Located at the eastern boundary in duplex format. Access from the main road outside the development.
Kokako SG	2	1	113.00	16	Located in prime positions along the boundary with views.
Kokako Duplex	2	2	130.00	2	Located at the eastern boundary in duplex format. Access from the secondary road.