

1. Design Statement for Johnstone Callaghan Architects – Muriwai Downs Golf course development

This design statement describes the design approach and principles applied in the development of the built form of the Muriwai Downs Golf Course development (specifically the Golf Clubhouse building, Sports Academy building and Tennis building) and explains how the concept design responds to, and is sympathetic with, the context and surrounds. The architectural plans for the Clubhouse, Sports Academy and Tennis buildings as attached as **Appendix A** to this statement.

1.1 Introduction

Johnstone Callaghan Architects (JC-A) were appointed Architects for the Golf Clubhouse, Sports Academy and Tennis buildings following the successful outcome of an invited design competition for the Golf Clubhouse building in early 2021.

Our brief was to design a Golf Clubhouse building which will be the centerpiece of all activities (being commercial or recreational) on the property. The siting of the Golf Clubhouse building was in response to the golf course design, in close proximity to the existing wool shed and not visible from Muriwai Road. The concept design delivered the overall architectural look and feel of the building which was to inform the design development of the Golf Clubhouse building and other buildings on the site.

1.2 Involvement in Project

JC-A have been working with the wider project team since early 2021 to define building briefs, building locations, the relationship of the buildings with the proposed golf course, access and circulation, connection to landscape and the architectural concept design of the building form and building envelopes.

JC-A have visited the site at various times through Summer, Autumn and Winter and understand the seasonal changing landscape and the natural site topography. Site visits have included familiarisation with the wider Muriwai township and area, especially in relation to the natural landscape and rugged West Coast conditions.

JC-A have collaborated extensively with the golf course architect, Kyle Philips Golf Course Design, as the design development of the golf course has progressed alongside the siting and design of the associated buildings.

JC-A have also liaised with John Goodwin (the Project's Landscape Architect) on the buildings as they have developed in response to form, materiality, and responsiveness to site. Later collaboration has been focused around landscape planting in the vicinity of the buildings to better integrate them with the existing environment.

JC-A have engaged with Te Kawerau ā Maki on a number of occasions to gain an understanding of the cultural importance of the site to Te Kawerau ā Maki and to gain an understanding of the cultural narrative of the site. JC-A had an opportunity to present building concepts for the site to Te Kawerau ā Maki and has commenced discussions about how the architecture could incorporate cultural touchstones and stories. Patterning in the walls is an opportunity to start to tell the stories of the land through the building fabric.

The design development of all buildings has considered and responded to the Te Kawerau ā Maki design guidelines, and been influenced by the Te Aranga Māori Design Principles. The design guidelines and design principles will provide further influence as the design progresses.

1.3 Concept plans

The Concept Plans attached include the following drawings for each building:

- Immediate Site Plan (1:1000 @ A3) showing building location, vehicle access and parking, building entry and indicative landscaping.
- Floor and Roof Plans (1:250 @ A3 or 1:500 @ A3 for Tennis Building) of each building showing building entry, spatial layout and use of spaces.
- Elevations (1:250 @ A3) showing proposed building form, height, materiality and relationship to site topography.
- Typical Building Section (1:250 @ A3) showing cross section of building with existing ground line and maximum building heights.
- Indicative 3D Renders of each building.

Below we discuss the design concept, opportunities, constraints of the Golf Clubhouse, Sports Academy and Tennis buildings as well as the design response and key features of these buildings.

2. Golf Clubhouse

2.1 Concept

The overall concept for the Golf Clubhouse building is to be responsive; to the site, landscape, environment, as well as to the brief, function and end users. The brief for the building is to be the centrepiece of the social and functional environment for the proposed development, housing the golf pro shop, management offices, locker rooms, food and beverage, function space, with ample storage space. This building should cater to approximately 10,500 annual golf rounds and meet the dining needs of non-golfing members and lodge guests. The clientele using the facility is envisioned to be from a worldwide catchment including domestic New Zealanders. As it is planned to be a private club, the users will be members and their guests, prospective members, and lodge guests.

The key design principles are:

- Place: using local materials such as rammed earth with sandstone from the on-site quarry as the primary external material, restoration and enhancement of the local vegetation and the built form to engage with the landscape and respond to the environmental conditions.
- Journey: the layered experience of the users through the approach, arrival, reveal and drama through engagement with the building, the immediate and the wider natural landscape.
- Experience: to enhance the user's experience and to promote engagement with the natural Muriwai landscape and site facilities.

2.2 Opportunities

The key opportunities for the building are:

- Landscape: building to engage with the natural contours of the immediate site and maximise views from the building across the landscape.
- Weather: the building will allow users to use the site and facilities in all weather conditions. It will respond to the prevailing winds and seasonal variation.
- Golf: the Golf Clubhouse building is sited at the beginning, mid and end of the golf course.

2.3 Constraints

The design of the Golf Clubhouse building has responded to the spatial requirements of the brief, the unique site conditions, and the client's architectural brief.

The key constraints are:

- Visibility: the Golf Clubhouse building has multiple 'front' façades with entry to the south, views and connection to the golf course to the north, and outdoor spaces extending east and west into the landscape.
- Service: complex service and back of house requirements including golf cart tunnel and cart barn to be largely concealed, central kitchen serving two levels.
- Topography: the natural slope of the site contours resulting in the building stepping up the landscape and spaces being dispersed across multiple levels.

2.4 Style

The Golf Clubhouse building is the most significant building on the site. It is at the centre of the golf course and central to activities on the site. The style of the Golf Clubhouse is responsive to the landscape, and the building is the centerpiece of the proposed development.

There are a number of themes established in the Golf Clubhouse building which will inform other development across the site. Forms connect to the landscape through materiality and site response to ensure a cohesive design response across the overall site development. The scale of the buildings vary in accordance with function – and the diversity reflects that which might be expected across rural properties.

2.5 Location

The location of the Golf Clubhouse building is central to the mid-point of the golf course; at the 1st tee, the halfway point between the 9th and 10th holes, and overlooking the 18th green. The building steps with the natural topography with a moderate fall to the north, the top of the building then sits lower than the natural contours to the south.

The Golf Clubhouse building has been designed to be low impact from any public vantage points and is shielded from view on Muriwai Road. The building reveals itself as you near the Golf Clubhouse and from the course it will have the greatest visual impact.

2.6 Building Area

The Golf Clubhouse building has a total maximum GFA of 2,300m² over three levels. This includes the pro-shop, restaurant, member's lounge and associated facilities. There are 92 car parks located within close proximity of the Golf Clubhouse building. The final shape and layout of the car park area will be terraced, with surrounding landscaping to soften the car park area.

2.7 Planning and Layout

The building form will relate to the natural contours of the land, with large curved rammed earth walls anchoring the building to the landscape. The curved walls ground the building at the lower level, anchoring the spine of the building at the mid-level with a smaller upper-level form perched on top.

The main entry to the building is central on the mid-level. Users pass through the rammed earth walls to a generous lobby. A single entry is purposeful to ensure all visitors to the building are welcomed and accounted for. The pro-shop is located to the west in a concave glazed form, with store and administration spaces to the south-west portion of the building. The counter of the pro-shop doubles as a reception counter for the building. The pro-shop can be discretely closed off from the lobby so the building can continue to function outside of pro-shop operating hours.

The restaurant is located to the east and is the largest visible building form. Convex in shape, this allows for generous 180-degree views across the golf course and the natural landscape. Visitor areas are prioritised along the north, with café, bar and kitchen facilities to the south. Along the southern spine wall are the primary stairs, service stairs, services, amenities, and store facilities. The restaurant extends out to the east to a protected outdoor dining terrace, continuing the convex sweep with the terrace extending into the natural landscape.

The members' lounge is located on the upper level, elevated above the restaurant form and set back to minimise the impact of the external building form when viewed from the golf course. This intimate lounge offers 270-degree views with a north viewing terrace and a private dining area to the east.

The lower level houses the change rooms and the player's main route to the golf course between the curved rammed earth walls, with the pro-shop and restaurant forms cantilevered above. The lower level also houses the cart barn, with entry to the course from the east towards the 1st hole and returning players (or carts) to the west from 18th hole. External stairs to the restaurant, or internal circulation via the change rooms lead back to the central circulation core. A cart tunnel enables golf carts to be cleaned and taken to the cart barn along the southern wall of the building.

2.8 Entry

The approach to the Golf Clubhouse building is from the south alongside a valley of bush to the west. The driveway sweeps around, arriving at the building from the west to a covered area for drop-off or valet parking, with access to the car park continuing past this point to the south-east. The entry to the building is on the mid-level and through the strong curved rammed earth walls.

The building is designed to have one central entry for all visitors of the building, with the entry lobby serving as a central circulation point for the building. Access to the various facilities on the same level or on upper / lower levels from this lobby.

2.9 Sustainability

The Golf Clubhouse building has been designed to be environmentally friendly, taking advantage of the site-specific conditions and incorporating sustainable design principles.

Key considerations include:

- Orientation of building in response to sun and prevailing winds.
- Stepped building form responding to natural topography and to reduce excavation.
- Solar shading over glazing to control heat gain and glare.
- Mass wall elements to absorb, retain and release natural heat.
- Locally sourced construction materials and finishes to reduce building carbon footprint and be respectful of place.
- Natural ventilation or mixed mode opportunities for all habitable spaces.
- Living roof top to reduce visual impact and extend landscape elements.

2.10 Food and Beverage

The restaurant is located centrally off the entry lobby and has wide sweeping views over the golf course and wider landscape. The layout of the restaurant will be developed to ensure a mix of lounge, café and dining style options catering for a variety of group sizes.

The restaurant connects east to a sheltered outdoor dining courtyard, enabling protection from the predominant south westerly winds on the site. The outdoor court extends into the natural landscape providing a seamless transition and flexibility for dining experiences.

The members' lounge on the upper level will include a smaller bar, private function, and dining spaces.

The central kitchen will serve all food and beverage spaces.

It is intended that there be a central storage facility (dry store, cool store and frozen store) for the site serving the Golf Clubhouse, Sports Academy and Lodge buildings at the Golf Maintenance and Operations building. This will reduce the amount of back of house food and beverage spaces required in the Golf Clubhouse building.

2.11 Service

The Golf Clubhouse building is visible, accessible, and experienced from all elevations. There is no 'back' to the building, with all service spaces concealed within the building form.

The back of house administration office spaces are located behind the pro-shop. A service spine along the southern wall on the mid-level includes the circulation core, service stairs, service risers, amenities and storeroom and is largely concealed through layering of the curved rammed earth walls.

On the mid-level, there is staff access to the west via the administration area, service access to the east via the storeroom and the outdoor dining court to the north east, accessed from the restaurant, extends into the landscape with external stair access to the lower level.

On the lower level, there is a central player's entry / exit from the central area, with connection to change rooms and circulation to the mid-level.

The majority of the service spaces are proposed for the largely concealed lower level with access via the cart tunnel / barn which consists of loading, waste area, cold and dry stores, general store, maintenance and services. Staff areas are located to the west of the cart barn on the lower level, and within the administration space on the mid-level with small external west facing patio.

2.12 Materiality

The proposed materials for the Golf Clubhouse building are:

- Rammed Earth – using sandstone sourced from the on-site quarry, these solid wall elements anchor and elevate the building forms on the site. In-situ concrete will be used for the sill, head and lintel details within these walls. Cultural patterning is proposed to be inset or carved into the rammed earth walls in collaboration with lwi.
- Local Stone – paving throughout the entry and outdoor dining and viewing areas.
- Timber – light-stained vertical timber cladding, locally sourced, if possible, naturally weathered with concealed doors to selected walls, and vertical timber fins may be used to control solar shading to the glazed spaces.
- Brushed Metal – panels will softly reflect the natural environment; the immediate landscape and changing sky conditions, within the curtain wall glazing system.
- Glazing – full height glazing to the north is faceted to reduce reflection and glare, with tinted or fritted glazing offering expansive views out from the building to enhance the experience of being 'in' the landscape.
- Living Roof – proposed as the primary roof to the mid level to mitigate views over the building forms from the southern (higher) topography when approaching the building by vehicle, from the car park or practice range, and views from the upper level lounge to across the golf course.

3. Sports Academy

3.1 Concept

The concept for the Sports Academy building is to be a low impact, horizontal building hovering lightly above the natural ground, with the building located on a vast expanse of rural farmland. The brief for the Sports Academy building was to design a world-class golf academy that will be located at the driving range and serve the needs of the members, lodge guests, and the public. In addition to indoor / outdoor hitting bays and office / meeting space, the building should include a fitness facility and café that will serve the needs of those on the property (members, lodge guests, academy users) and the general (potentially non-golfing) public, who lack sufficient dining options in the local area. This building will serve a mixed clientele of ages and countries of origin, but will have a strong junior golf component and therefore should cater to junior golfers and their non-golfing parents who will accompany them.

The key design drivers are:

- Rural: a building form and scale within context responding to the local vernacular.
- Functional: the building is simple in form and materials, responding to context and the specialised brief requirements of the high-performance golf teaching bays.
- Subtle: the building looks outward and celebrates the site, the purpose and the local environment, blurring the building edges and engages with the landscape on all sides.
- Place: strong architectural features, material and details are referenced from the shearing shed and other buildings on the site, with potential for salvage and reuse.

3.2 Opportunities

The key opportunities for the building are:

- Public: the building location and function engages with the public through the building being visible from Muriwai Road, and the café and building function offer a wider public interaction and use of the building.
- Rural: the brief and siting of the building allow for an architectural response of the rural vernacular for a highly functional building within a rural setting.

3.3 Constraints

The design of the Sports Academy building has responded to the specialised brief requirements of a world-class golf academy and the location close to Muriwai Road.

The key constraints are:

- Visibility: the building is the most visible from Muriwai Road of all buildings on the site, and the building has multiple 'front' façades with entry to the north, hitting bays to the south and café views to the west.
- Hitting Bays: detailed requirements of the indoor coaching / teaching rooms, and number of required covered hitting bays all facing the driving range, oriented to reduce the impact of sun and wind on the users and the range.

3.4 Style

The Sports Academy building is a linear form with a horizontal floating ground plane, a large roof plane with a single fold towards the north, engaging with the views and landscape. The roof provides generous shelter around all sides of the building. The building has a simple but rich material palette and will be elevated with articulated architectural and structural detailing.

The Sports Academy roof form rises and faces the driving range, the elevation (which faces Muriwai Road) has the covered outdoor hitting bays and teaching rooms which open to the range. The ground plane extends across onto the outdoor grass tees. Natural materials, screening and glazing set back reduces the overall impact of the building from public view, while celebrating the function and use of the building.

The building form cantilevers lightly over the natural landscape to the north, the low extended roof line and deep colonnade dissolves the building and landscape edge. This elevation frames views and strengthens the connection to the 9-hole short course (which sits alongside the Academy building to the west and rural farmland beyond.)

3.5 Building Area

The Sports Academy building has a total GFA of 980m², with a larger roof and raised ground plane of 1580m². This building includes offices and meeting rooms, 4 state of the art teaching rooms, player support spaces (physio, gym, amenities), a café which will be open to the public and shared lobby and viewing spaces. There are 16 outdoor covered hitting bays at the driving range, split with 8 at each north and south end. There are 70 car parks located close to the building which are shared with the Tennis building (discussed below).

3.6 Location

The Sports Academy building is located in close proximity to the Tennis building, central to the overall site and visible from Muriwai Road. The Sports Academy and Tennis buildings are to be read as a cluster of farm buildings, oriented and designed in direct response to their functional requirements. The Sports Academy building is oriented with entry from the north, with covered and indoor hitting bays facing the driving range to the south-west.

The Sports Academy building is located to the south-west, with the covered and indoor hitting bays facing south-west towards the driving range.

3.7 Planning and Layout

The single level building can be conceived as three connected pavilions: the café to one end at the north-west, the Sports Academy functions central to the building and offices and maintenance to the south-east end, alongside the outdoor tees for the driving range.

The pavilions are connected with glazed lobby / viewing spaces between, facing towards the driving range to connect with the primary function of the building. The generous raised ground plane allows and invites circulation around, between and through the buildings to explore and connect users to the views and activities on each side.

The café has a central counter with indoor seating, kitchen, and amenities, with outdoor seating to the north-west. Pivoting timber screens can be used for shading or wind protection, adjusting to suit the changing environmental conditions of the site.

The Sports Academy building has a generous central circulation spine connecting the two glazed lobby spaces, with all spaces accessed either side and arranged to suit their level of public interface or privacy.

The office space is located at the eastern end of the building, providing connection to the visitor's arrival and offering a separation from the core Academy functions.

3.8 Entry

The approach to the Sports Academy building from Muriwai Road is conceived to be along a farm track, with a veer off to the shared car parking area. The track, alongside operational farm paddocks with typical farm fencing and natural landscaping enhances the rural experience.

The Sports Academy building is devoid of a formal entrance; the informal entry encourages engagement with the building and the surrounding landscape. The building is permeable, from the pedestrian approach the view is through the building to the driving range beyond, connecting you to the building's primary function.

3.9 Sustainability

The buildings on the site are designed to be environmentally friendly, taking advantage of the site-specific conditions and incorporating sustainable design principles.

Key considerations include:

- Orientation of building in response to sun and wind, using architectural elements such as extended roof overhangs and movable screens to control solar shading and wind protection.
- Building form lightly touching the natural ground to reduce impact.
- Rainwater collection for building use or immediate landscape irrigation.
- The mass concrete floors absorb, retain and release natural warmth.
- Locally sourced construction materials and finishes to reduce building carbon footprint and be respectful of place.
- Natural ventilation or mixed mode opportunities for all habitable spaces.
- Salvaged materials investigated for re-use opportunities from existing farm buildings to be removed.

3.10 Food and Beverage

The café is located at the north-west end of the Sports Academy building with views and outlook over the immediate short course, putting green, farmland, golf course and sea views beyond. The café is an extension to the building and will be used by both the public, building staff and visitors for informal meetings and catering.

A small kitchen and store will serve the café on a day-to-day basis.

It is intended that there be a central storage facility (dry store, cool store and frozen store) for the site serving the Clubhouse, Academy and Lodge Buildings will be provided at the Golf Maintenance and Operations building which reduces the amount of back of house food and beverage spaces required in the Sports Academy building.

3.11 Service

Service spaces are minimal and are integrated within the building. Amenities, locker room and small staff room are located centrally. A maintenance garage (for immediate groundskeeping) is accessed externally from the south-east end of the building.

3.12 Materiality

The materials proposed for the building include:

- Concrete – lightly pigmented with local sandstone for the elevated ground plane as a link to Rammed Earth.

- Timber – primarily light-stained vertical timber cladding, locally sourced, if possible, naturally weathered with concealed doors to selected walls, pivoting solar / wind screens and timber fins.
- Rammed Earth – using sandstone sourced from the on-site quarry, partial height walls separate the outdoor hitting bays.
- Glazing - full height glazing around the building for greater connection to the surrounding environment.
- Metal – profiled metal roofing, mid grey tones with profile to be selected.
- Steel – exposed steel structure to roof and colonnade.

4. Tennis Building

4.1 Concept

The concept for the Tennis building is a contemporary response to a typical farm wool shed found on the site typology.

The key design principles are:

- Rural: a building form within context responding to the local vernacular, adding to a cluster of farm buildings each serving a specific purpose.
- Mitigation: reduce the overall scale of the building in the landscape through architectural elements, building form and articulation. Excavated material for building used in immediate landscape mounding against the building to reduce visual impact of the scale of the building on the site.
- Functional: the building is simple in form and materials, responding to context and the spatial brief requirements of housing two indoor competition size tennis courts, each with dimensions of 23.77m long by 10.97m wide with clearance space around, and height above net of 12m. The courts are to be side by side, creating a large square footprint to enclose.

4.2 Opportunities

The key opportunities for the Tennis building are:

- Public: the building location and function engages with the public through the building being visible from Muriwai Road, and the building function offers a wider public interaction and use of the building.
- Rural: the building scale allows for a contemporary architectural response to large scale, often utilitarian farm building

4.3 Constraints

The design of the Tennis building has responded to the spatial brief requirements and the location close to Muriwai Road and the Sports Academy building.

The key constraints are:

- Scale: the significant size and height requirements for the indoor tennis courts to inform overall building form.
- Visibility: the building is highly visible from Muriwai Road.
- Location: the building is to be closely located to the Sports Academy building for use of shared amenities for the users.

4.4 Style

The Tennis building is partially submerged to reduce the overall height and employs a strong south-east rammed earth wall to anchor the building. The wall extends past the building edge to become a landscape element, filtering the edge of the building.

The roof form references a typical wool shed with a gable form responding to the height requirements of indoor tennis and lean-to roof housing the ancillary spaces. The elevations have strong horizontal and vertical datums to split and step materials to reduce overall impact.

4.5 Building Area

The Tennis building has a GFA of 2,100m² and is the largest building footprint of any building on the site. This building includes two full size indoor tennis courts with required clearances, and ancillary store, services and amenities. There are 70 car parks (previously mentioned) located close to the building which are shared with the Sports Academy building.

4.6 Location

The Tennis building has been shifted away to the north-east and offset in angle from the adjacent Sports Academy building, separated by a shared entry and carpark area. The building is 45m x 45m and oriented due north to align with the outdoor tennis courts to the north. Landscaping mounds up from the south to reduce the height of the building. The building is orientated so the lean-to roof faces Muriwai Road to further mitigate the scale of the building. The Tennis building is to the south of the outdoor courts to prevent shading. The Tennis building and outdoor courts have been oriented to allow the 9 hole short course desired layout, and the Tennis building location allows for landscape mounding to the south to help mitigate the building size from Muriwai Road.

The building has a 2m level difference to the outdoor courts, located to the north of the building. The outdoor courts consist of 1 full size grass court and 1 clay court. The outdoor courts are also sunk within tapered landscaping mounds to reduce visual impact and negate the need for boundary fencing. The split level (external to internal) allows for optimal spectator viewing down into the indoor courts through the extensive north glazing and sliding barn doors revealing large openings into the Tennis building.

4.7 Planning Layout

Entry and Ancillary spaces are located at the southern end of the Tennis building and the two indoor courts running north-south, side by side. A long ramp inside the building along the west connects to the outdoor courts to the north.

4.8 Entry

The approach to the Tennis building from Muriwai Road is along a farm track, with a veer off to the shared car parking area (for the Tennis and Sports Academy buildings). The track, alongside operational farm paddocks with typical farm fencing and natural landscaping, enhances the rural experience.

The Tennis building is accessed by a gentle ramp down from the car park level towards the south-west corner, framed by the extended rammed earth wall to the south. A ramp runs up alongside the west of the building to the outdoor courts, which is repeated internally against the same wall.

4.9 Sustainability

The buildings on the site have been designed to be environmentally friendly, taking advantage of the site-specific conditions and incorporating sustainable design principles.

Key considerations include:

- Orientation of building in response to sun and wind, reducing impact of shading on outdoor spaces.
- Solar Power opportunities on the large north facing roof.
- Mass wall elements to absorb, retain and release natural warmth.
- Locally sourced construction materials and finishes to reduce building carbon footprint and be respectful of place.

- Natural ventilation or mixed mode opportunities for all habitable spaces.
- Natural lighting through glazing and semi-transparent cladding reducing energy use.

4.10 Materiality

The proposed materials for the Tennis building include:

- Rammed Earth – using sandstone sourced from the on-site quarry, these solid wall elements anchor and elevate the building forms on the site.
- Timber – light-stained vertical screening and sliding barn doors, locally sourced, if possible, naturally weathered.
- Glazing - full height glazing, with tinting, along circulation to allow engagement into and out of the building.
- Polycarbonate – extruded cladding system over exposed framing providing diffused daylight or reverse lantern effect from interior lighting.
- Metal – profiled metal roofing and cladding, mid grey tones with profile to be selected.
- Steel – exposed steel structure including trusses to support the roof span, north colonnade, and west canopies above glazing.

APPENDIX A: Architectural Plans

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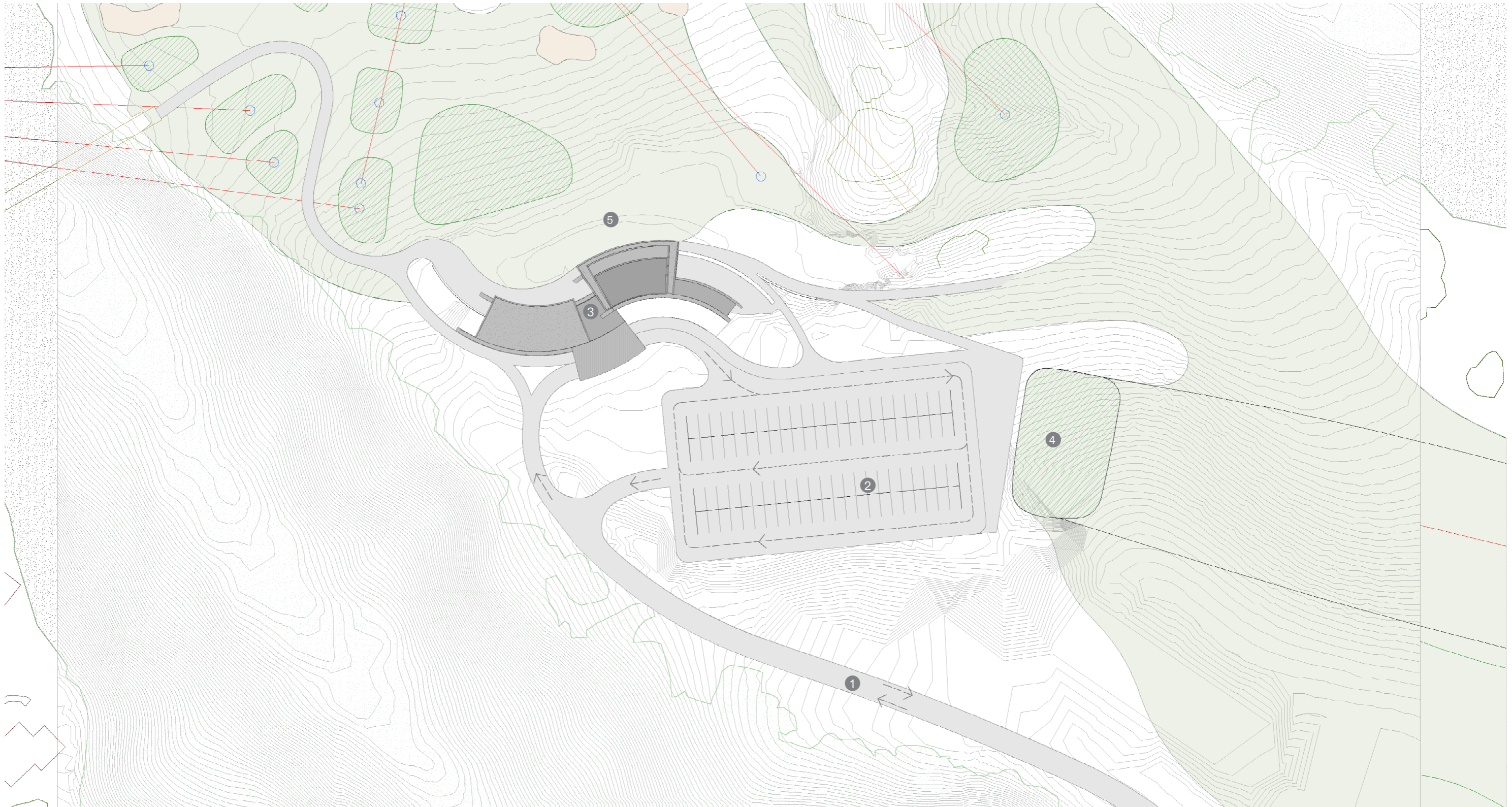
21-16 Golf Clubhouse Building

Resource Consent

November 2021



Site Plan



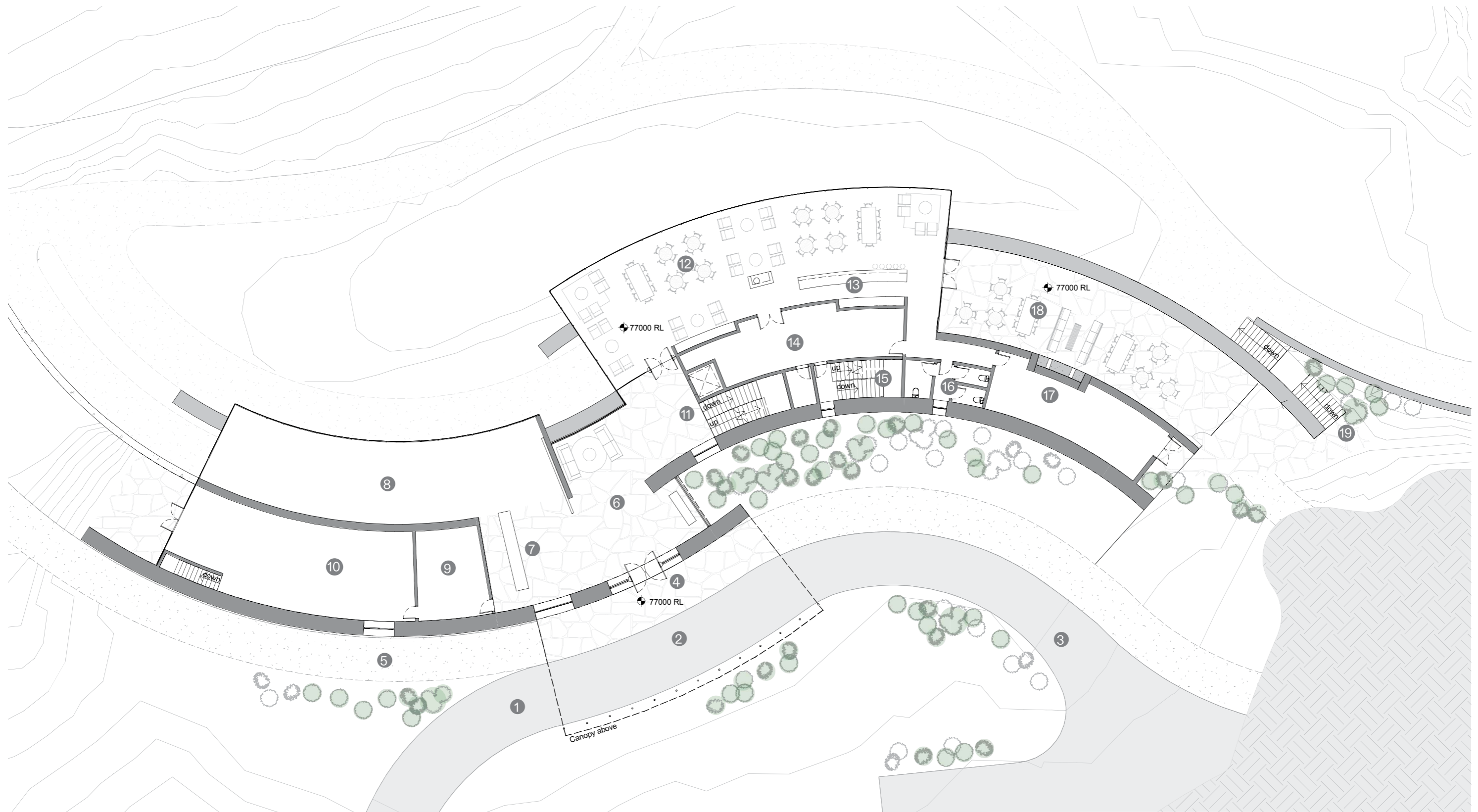
Legend

1. Vehicle entry
2. Carpark - 92 pax
3. Clubhouse building
4. Putting green
5. Indicative pathways



Site Plan
Scale 1:1000 @ A3
4 20 40m

Floor Plans



Legend

- 1. Vehicle arrival
- 2. Entry forecourt / covered area
- 3. Vehicle access to car park
- 4. Main entry
- 5. Cart path to lower level

- 6. Entry lobby
- 7. Counter
- 8. Proshop
- 9. Store
- 10. Admin
- 11. Stairs /Lift
- 12. Restaurant

- 13. Bar
- 14. Kitchen
- 15. Service stairs
- 16. Amenities
- 17. Store
- 18. Outdoor dining
- 19. External stairs

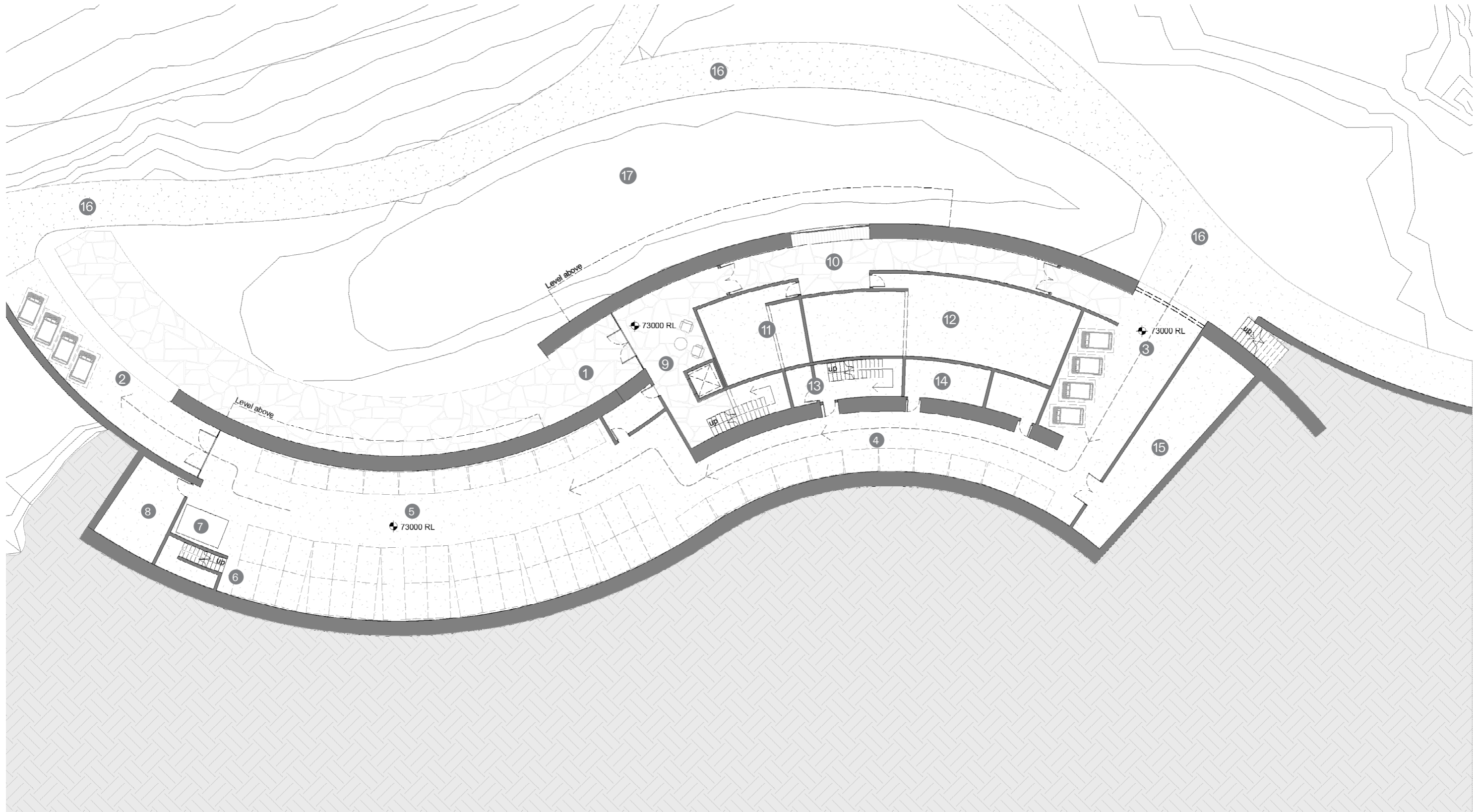


Entry Level
Scale 1:250 @ A3



Entry Level GFA
830m²

Floor Plans



Legend

- 1. Lower level entry
- 2. Cart pick up / Caddie meet
- 3. Cart drop off
- 4. Cart tunnel / wash down
- 5. Cart barn

- 6. Stairs to admin, level 1
- 7. Golf bag store
- 8. Caddie area
- 9. Lobby, stairs / lift
- 10. Circulation
- 11. Female change
- 12. Male change

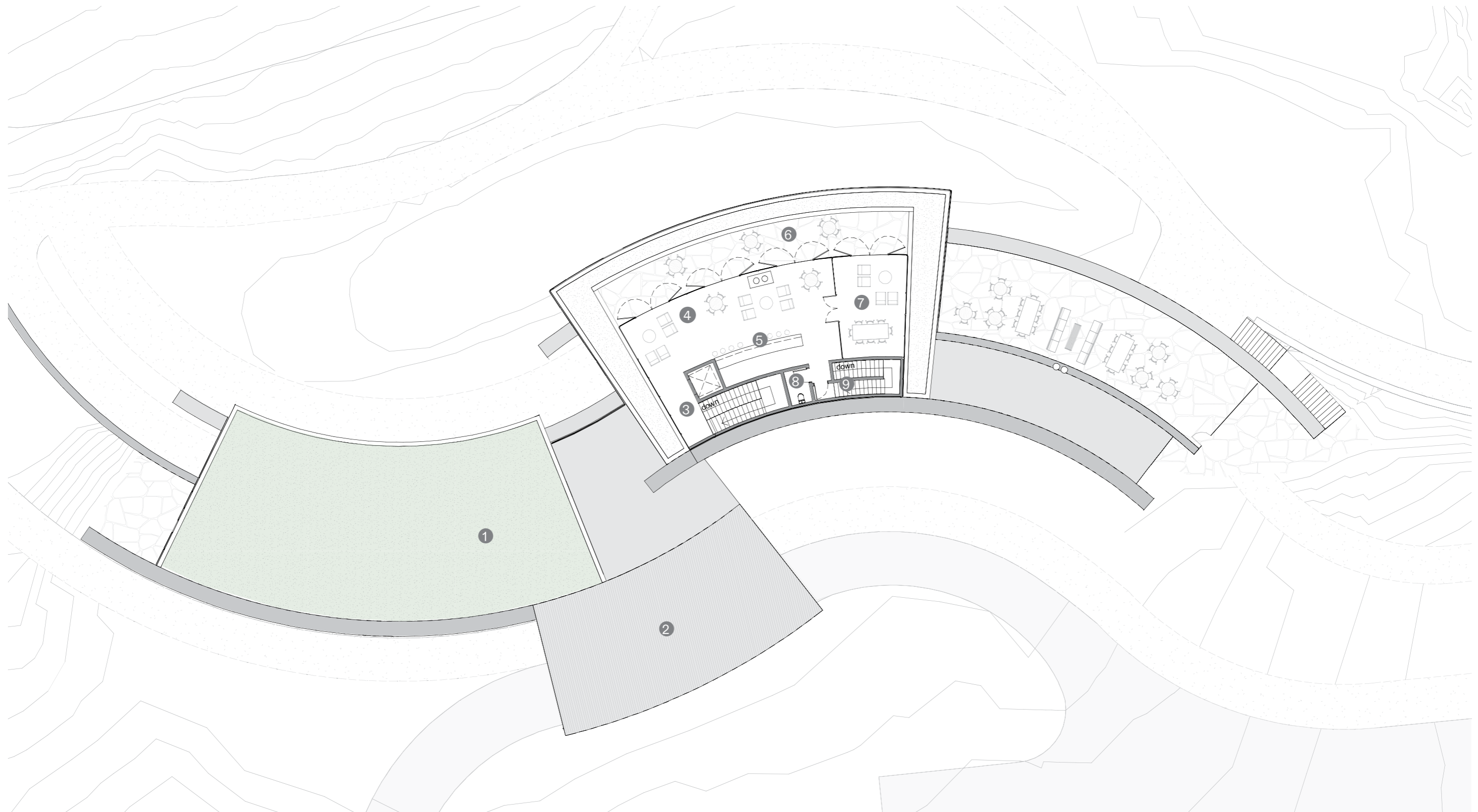
- 13. Service stairs
- 14. Staff
- 15. Maintenance / store
- 16. Pathways
- 17. Lawn



Lower Level
Scale 1:250 @ A3
1 2 3 4 5 10m

Lower Level GFA
1100m²

Floor Plans



Legend

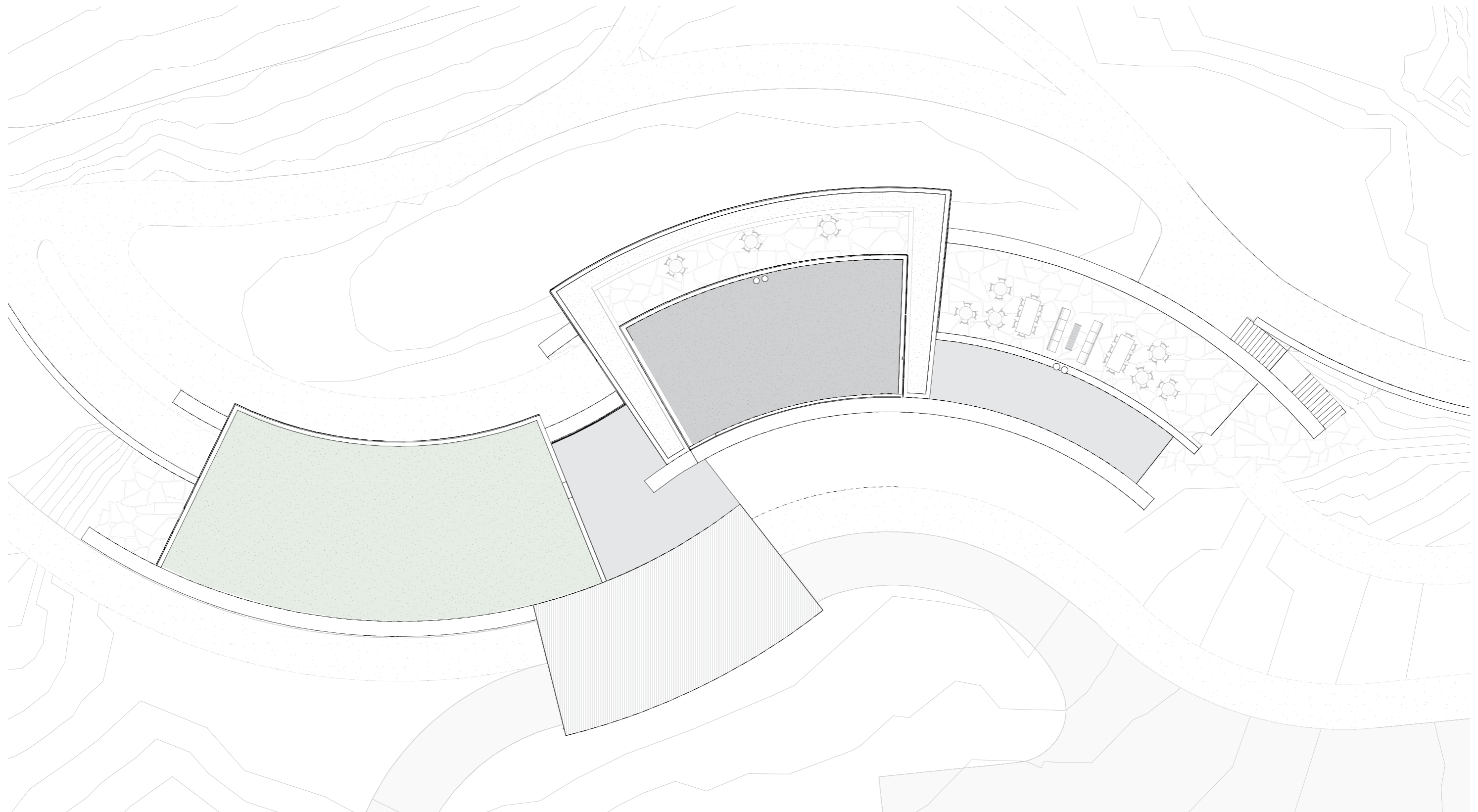
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|------------------|------------------------------|
| 1. Green roof | 6. Viewing terrace |
| 2. Entry canopy | 7. Private dining / function |
| 3. Stairs / lift | 8. Amenities |
| 4. Lounge | 9. Service stairs |
| 5. Bar | |



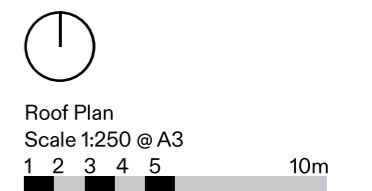
Upper Level
 Scale 1:250 @ A3
 1 2 3 4 5 10m

Upper Level GFA
 170m²

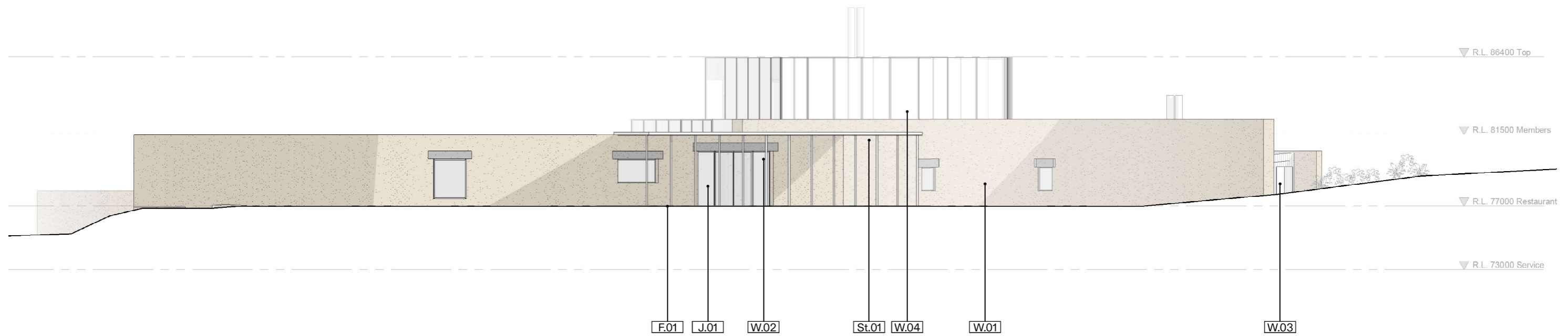
Roof Plan



Gross Floor Area	
Lower Level	1100m ²
Entry Level	830m ²
Upper Level	170m ²
Total	2100m²



Elevations



Floors



F.01 - Paving
Selected local stone paving.

Walls



W.01 - Rammed Earth
Rammed earth with local sandstone.



W.02 - Insitu Concrete
Clear sealed insitu concrete lintels, sills and head beams.



W.03 - Timber
Vertical timber cladding, species tbc. Natural oil finish.



W.04 - Brushed Metal
Brushed metal panels, hidden fixings.



J.01 - Joinery
Curved anodised aluminium double glazed joinery.

Features



Fe.01- Timber Fins
Vertical timber fins to joinery.

Structure



St.01- Steel
Columns and canopies.

Roof



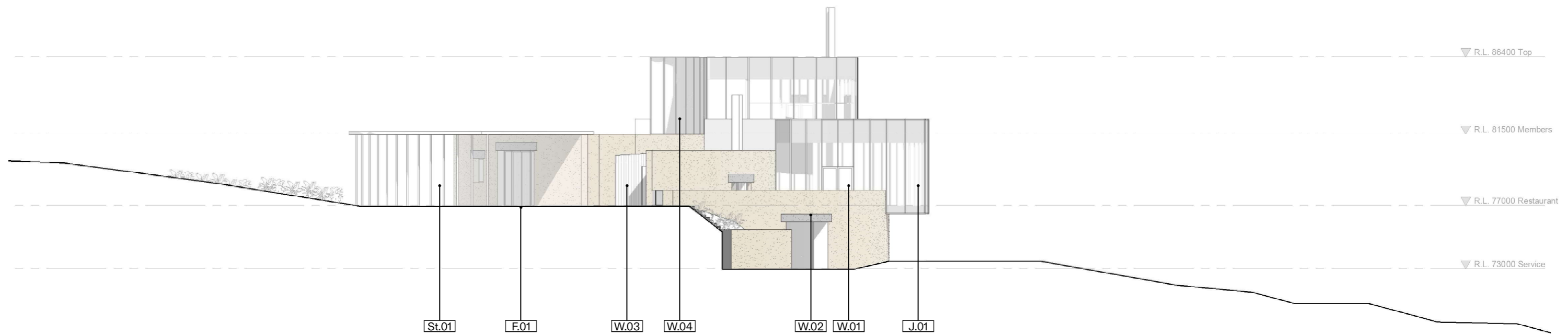
R.01 - Living Roof
Green / seedum roof to blend into landscape.



R.01 - Sandstone Chip
Membrane roof with chip over.

South Elevation
Scale 1:250 @ A3
1 2 3 4 5 10m

Elevations



Floors



F.01 - Paving
Selected local stone paving.

Walls



W.01 - Rammed Earth
Rammed earth with local sandstone.



W.02 - Insitu Concrete
Clear sealed insitu concrete lintels, sills and head beams.



W.03 - Timber
Vertical timber cladding, species tbc. Natural oil finish.



W.04 - Brushed Metal
Brushed metal panels, hidden fixings.



J.01 - Joinery
Curved anodised aluminium double glazed joinery.

Features



Fe.01 - Timber Fins
Vertical timber fins to joinery.

Structure



St.01 - Steel
Columns and canopies.

Roof



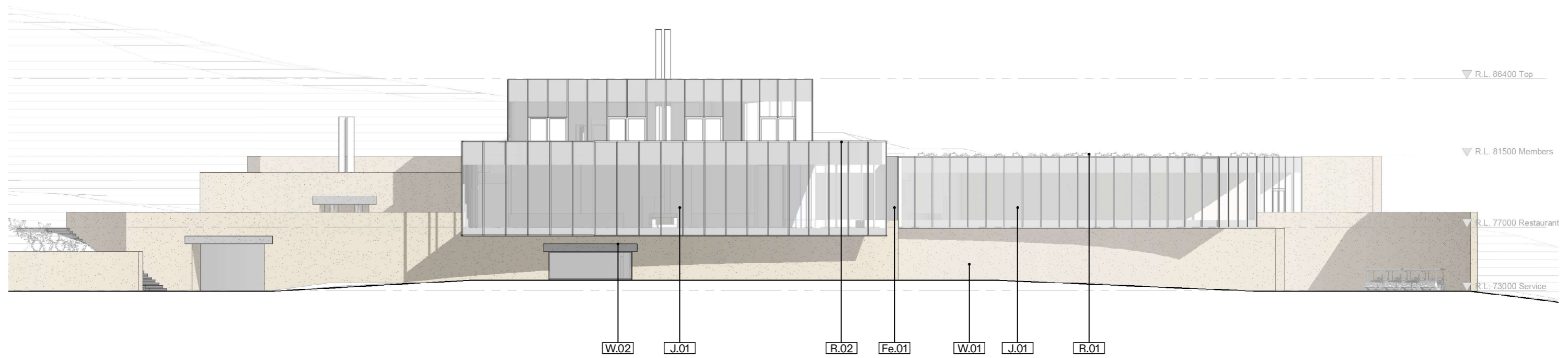
R.01 - Living Roof
Green / seedum roof to blend into landscape.



R.01 - Sandstone Chip
Membrane roof with chip over.

East Elevation
Scale 1:250 @ A3
1 2 3 4 5 10m

Elevations



Floors



F.01 - Paving
Selected local stone paving.

Walls



W.01 - Rammed Earth
Rammed earth with local sandstone.



W.02 - Insitu Concrete
Clear sealed insitu concrete lintels, sills and head beams.



W.03 - Timber
Vertical timber cladding, species tbc. Natural oil finish.



W.04 - Brushed Metal
Brushed metal panels, hidden fixings.



J.01 - Joinery
Curved anodised aluminium double glazed joinery.

Features



Fe.01 - Timber Fins
Vertical timber fins to joinery.

Structure



St.01 - Steel
Columns and canopies.

Roof



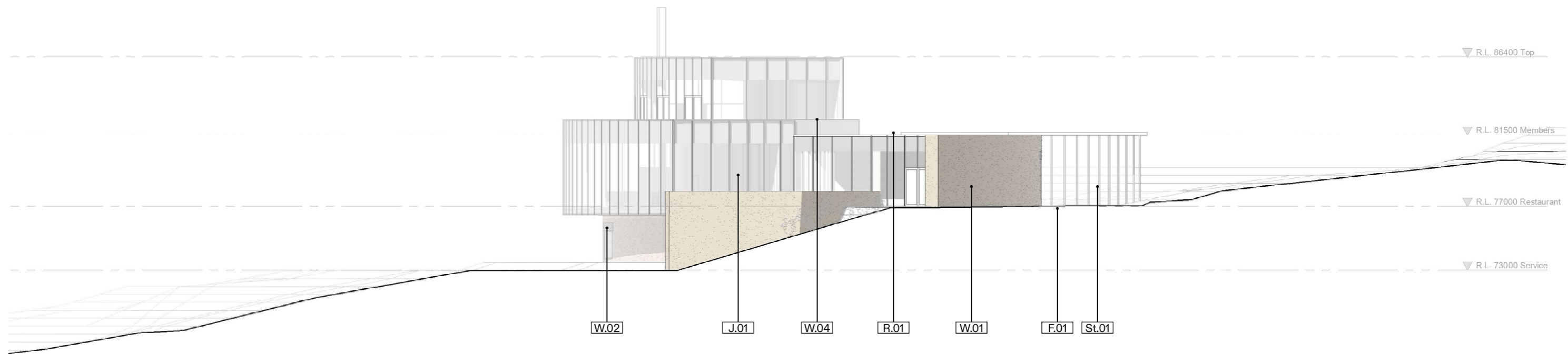
R.01 - Living Roof
Green / seedum roof to blend into landscape.



R.01 - Sandstone Chip
Membrane roof with chip over.

North Elevation
Scale 1:250 @ A3
1 2 3 4 5 10m

Elevations



Floors



F.01 - Paving
Selected local stone paving.

Walls



W.01 - Rammed Earth
Rammed earth with local sandstone.



W.02 - Insitu Concrete
Clear sealed insitu concrete lintels, sills and head beams.



W.03 - Timber
Vertical timber cladding, species tbc. Natural oil finish.



W.04 - Brushed Metal
Brushed metal panels, hidden fixings.



J.01 - Joinery
Curved anodised aluminium double glazed joinery.

Features



Fe.01- Timber Fins
Vertical timber fins to joinery.

Structure



St.01- Steel
Columns and canopies.

Roof



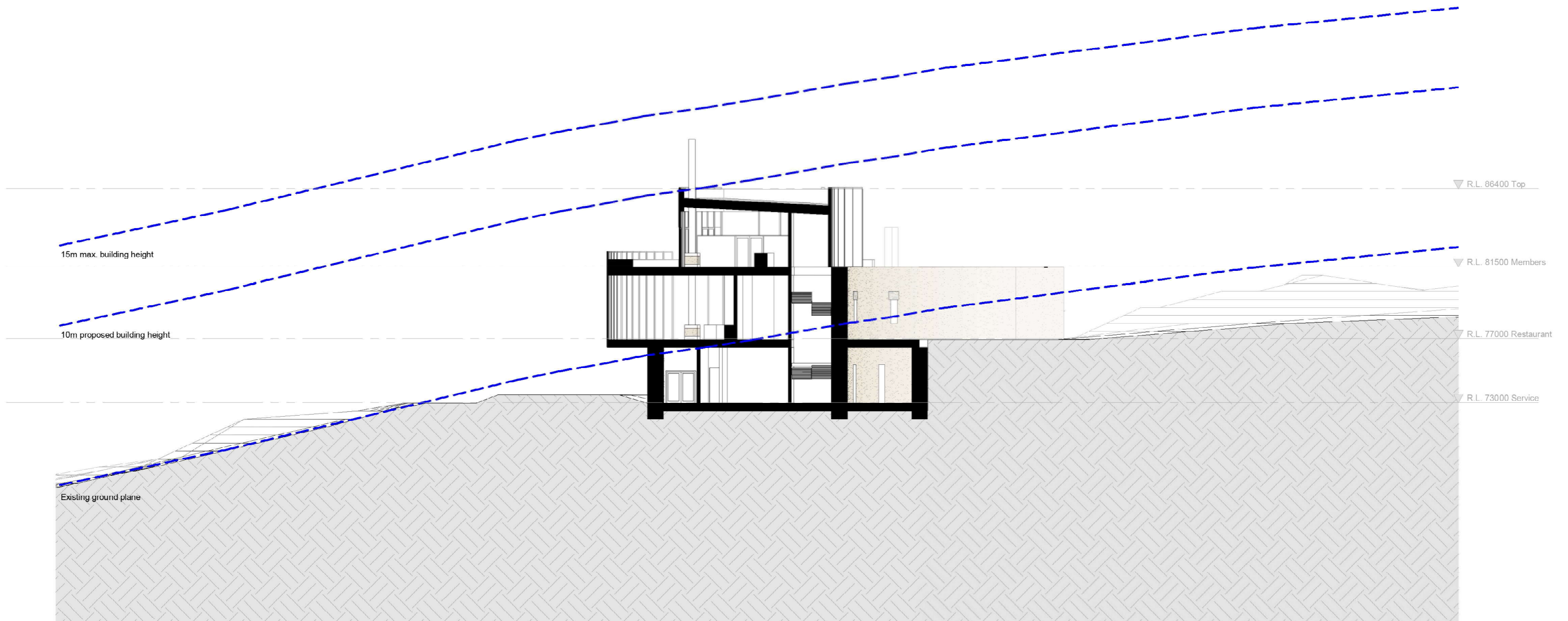
R.01 - Living Roof
Green / seedum roof to blend into landscape.



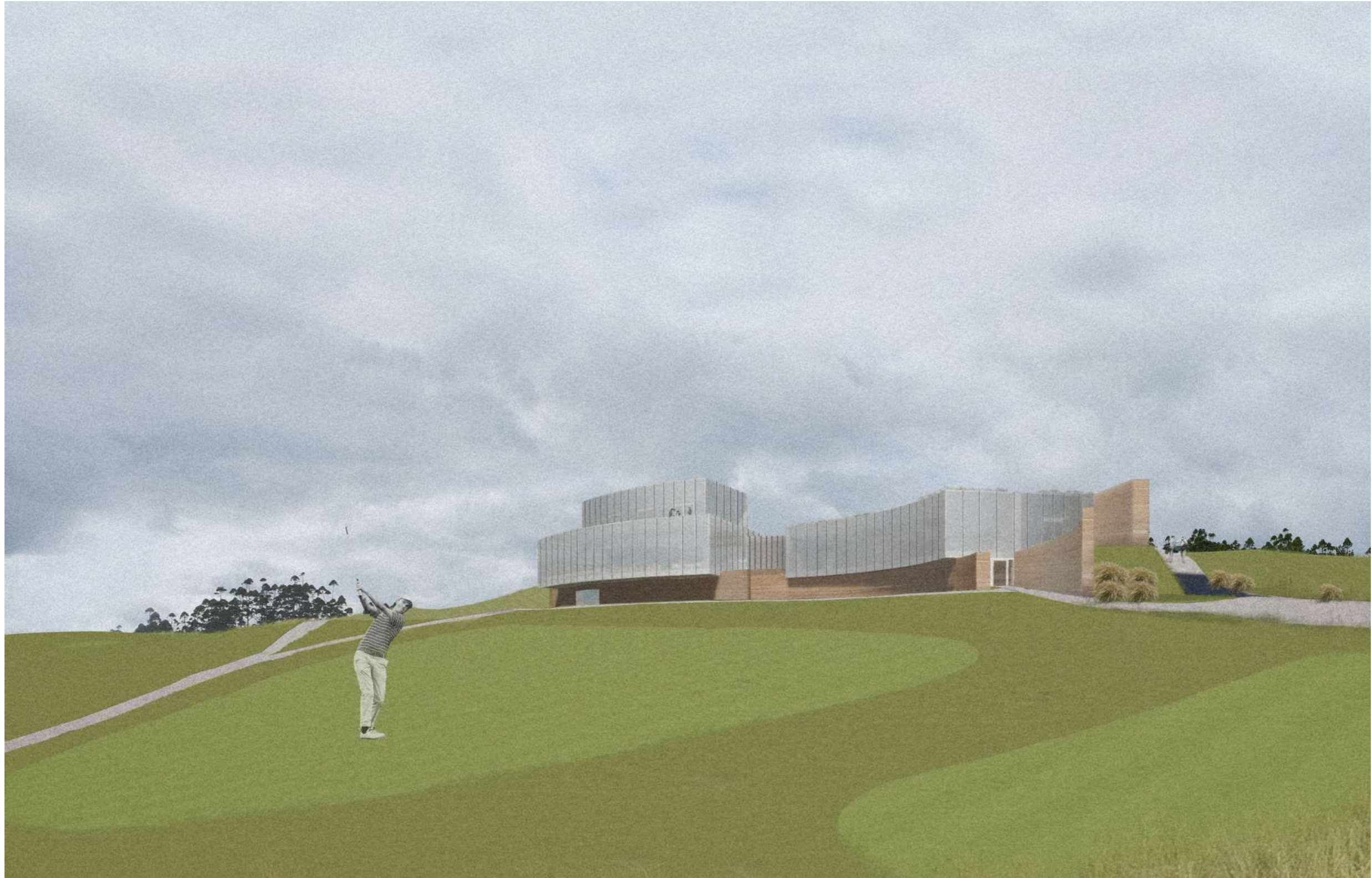
R.01 - Sandstone Chip
Membrane roof with chip over.

West Elevation
Scale 1:250 @ A3
1 2 3 4 5 10m

Section



Building Section
Scale 1:250 @ A3
1 2 3 4 5 10m



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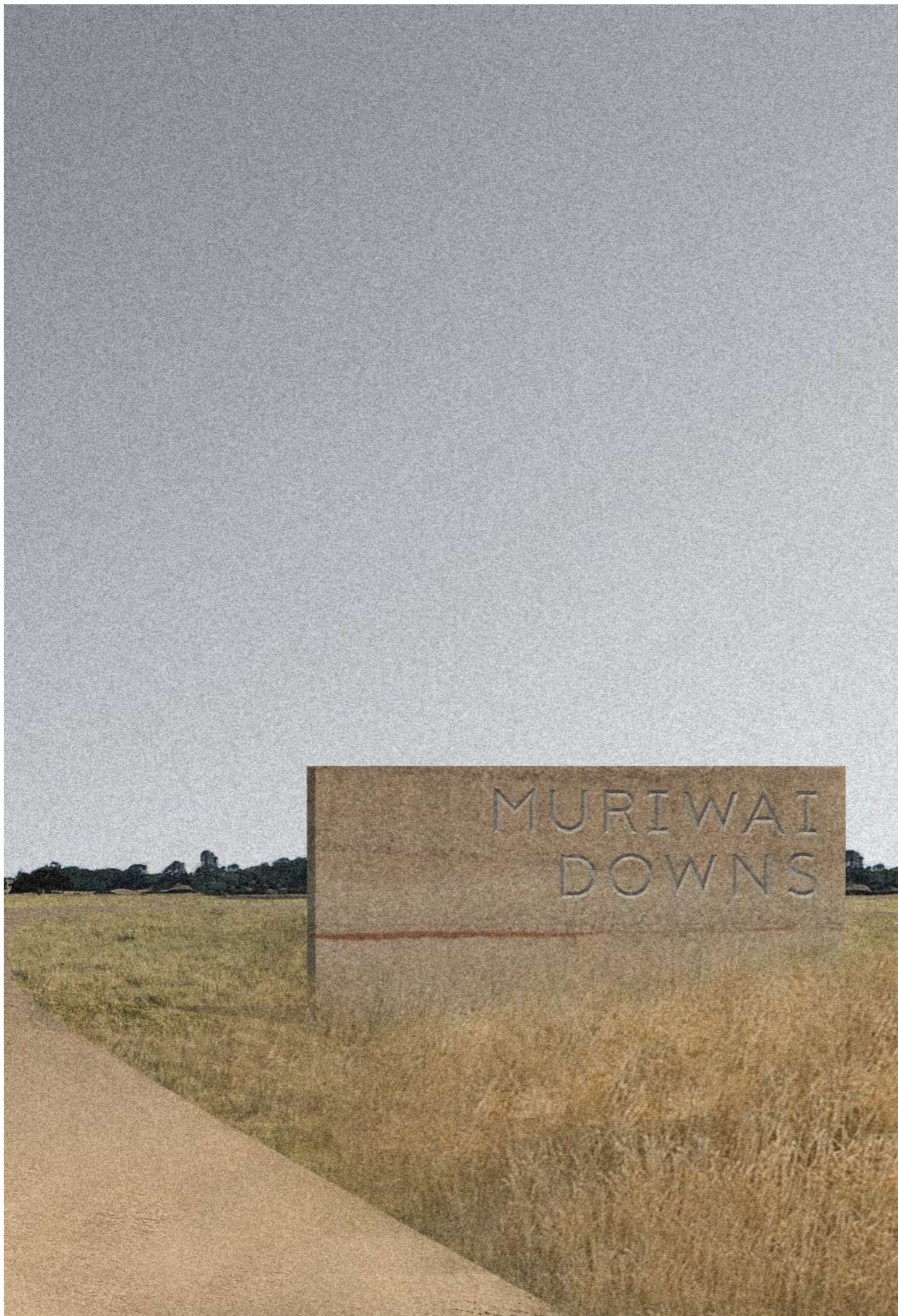
PO Box 300
Christchurch 8140

66 Gloucester St
Christchurch 8013

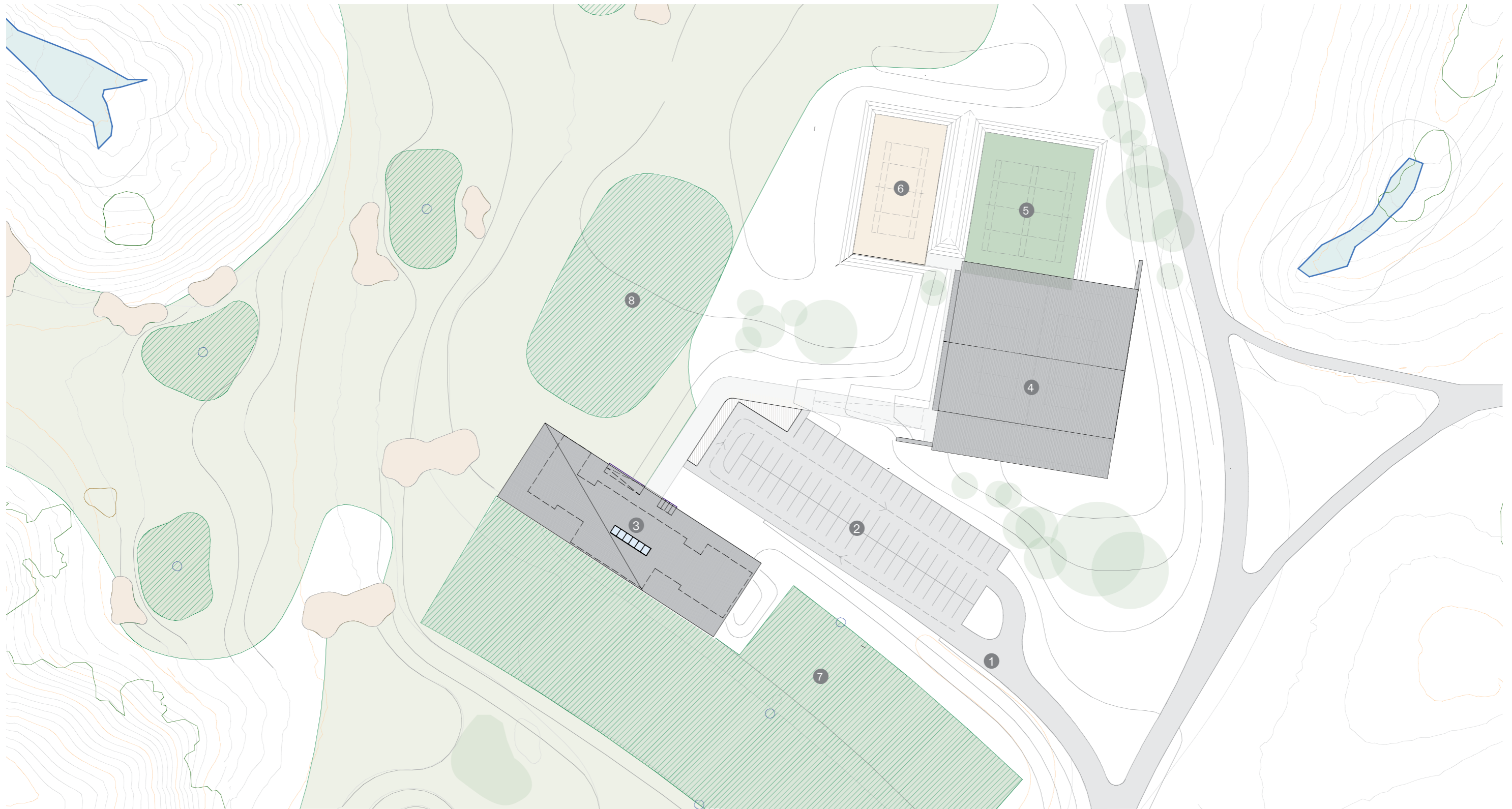
21-17 Sports Academy Building

Resource Consent

November 2021



Site Plan



Legend

- | | |
|-------------------------------|-------------------------------|
| 1. Vehicle entry | 6. Outdoor clay tennis courts |
| 2. Carpark - 69 pax | 7. Grass tees |
| 3. Academy building | 8. Putting green |
| 4. Tennis building | |
| 5. Outdoor grass tennis court | |



Site Plan
Scale 1:1000 @ A3
4 20 40m

Floor Plan



Legend

- | | | |
|--------------|------------------|---------------------|
| 1. Entry | 6. Lobby | 11. Academy office |
| 2. Cafe | 7. Multi-purpose | 12. Meeting |
| 3. Kitchen | 8. Office | 13. Teaching spaces |
| 4. Store | 9. Physio | 14. NZ Golf |
| 5. Amenities | 10. Staff room | 15. Hitting bays |

Overall Footprint:
1580m²

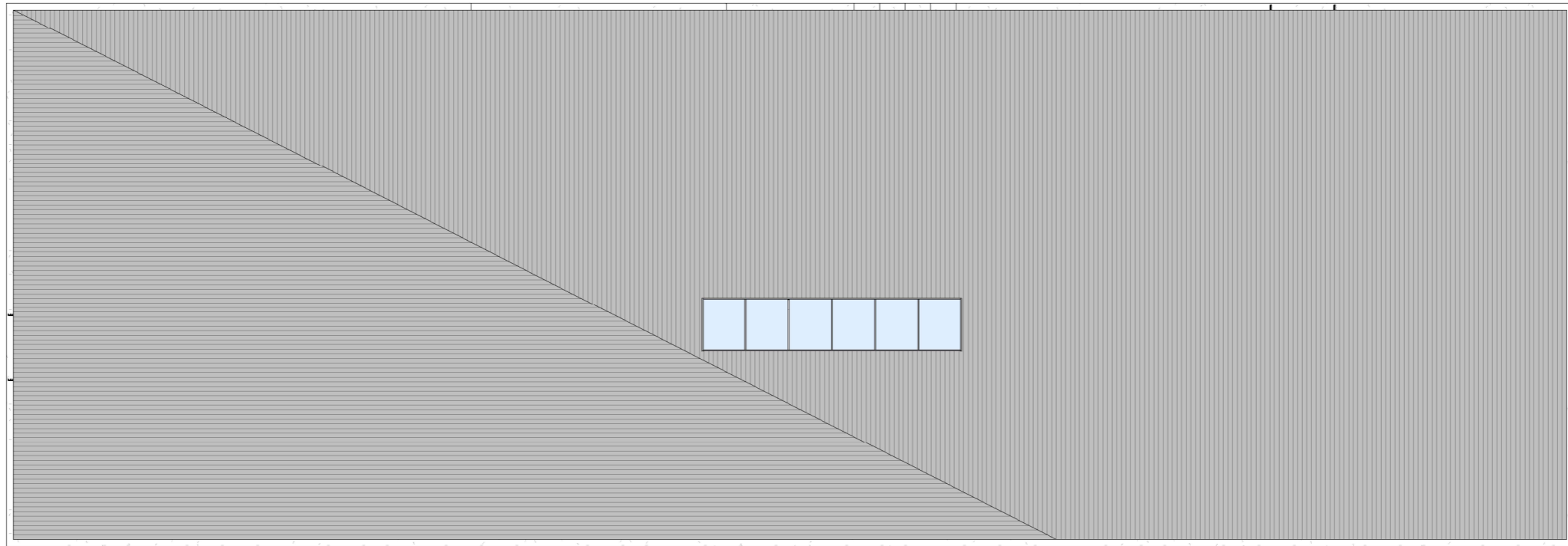
Building GFA:
890m²



Ground Level
Scale 1:250 @ A3



Roof Plan



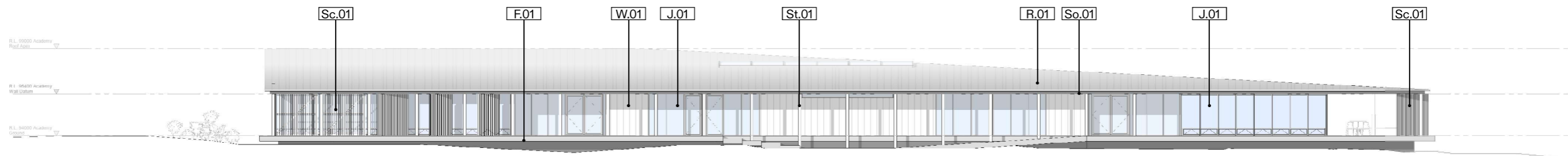
Roof Plan
Scale 1:250 @ A3



Elevations



North



East

Floors



F.01 - Concrete
Coloured / sandstone pigmented concrete.

Walls



W.01 - Timber
Vertical timber cladding, species tbc. Natural oil finish.



W.02 - Rammed Earth
Rammed earth with local sandstone.



J.01 - Joinery
Anodised aluminium double glazed joinery.



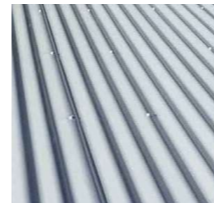
Sc.01 - Screen
Selected timber slat screen with exposed framing.

Structure

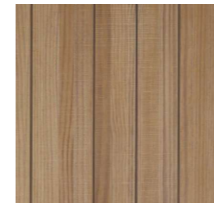


St.01 - Structure
Exposed steel columns and roof framing.

Roof



R.01 - Metal Roof
Profiled metal roofing, colour and LRV tbc.



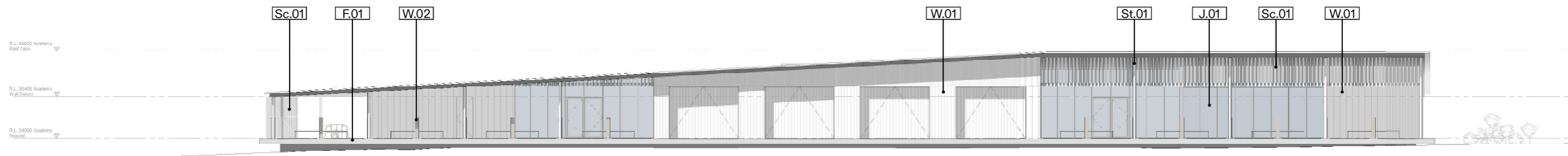
So.01 - Soffit
Timber soffit lining to match W.01 timber cladding.

Elevations
Scale 1:250 @ A3
1 2 3 4 5 10m

Elevations



South



West

Floors



F.01 - Concrete
Coloured / sandstone
pigmented concrete.

Walls



W.01 - Timber
Vertical timber cladding,
species tbc. Natural oil finish.



W.02 - Rammed Earth
Rammed earth with local
sandstone.



J.01 - Joinery
Anodised aluminium double
glazed joinery.



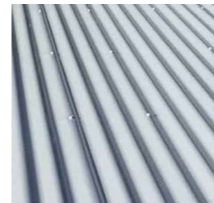
Sc.01 - Screen
Selected timber slat screen
with exposed framing.

Structure



St.01 - Structure
Exposed steel columns and
roof framing.

Roof



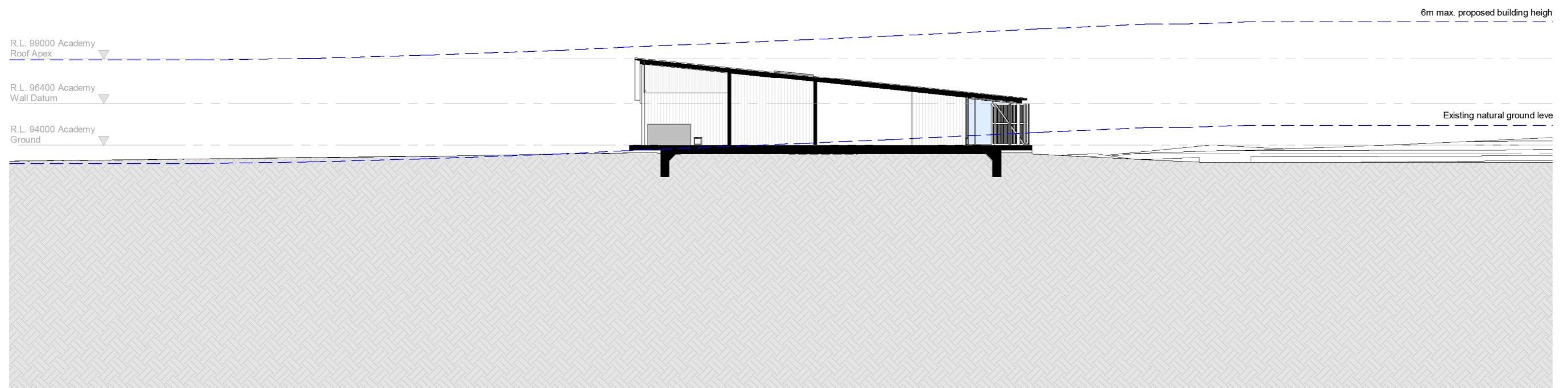
R.01 - Metal Roof
Profiled metal roofing, colour
and LRV tbc.



So.01 - Soffit
Timber soffit lining to match
W.01 timber cladding.

Elevations
Scale 1:250 @ A3
1 2 3 4 5 10m

Section



Building Section
Scale 1:250 @ A3
1 2 3 4 5 10m

3D View



North-east view from car park

3D View



North-west view from short course

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Christchurch 8013

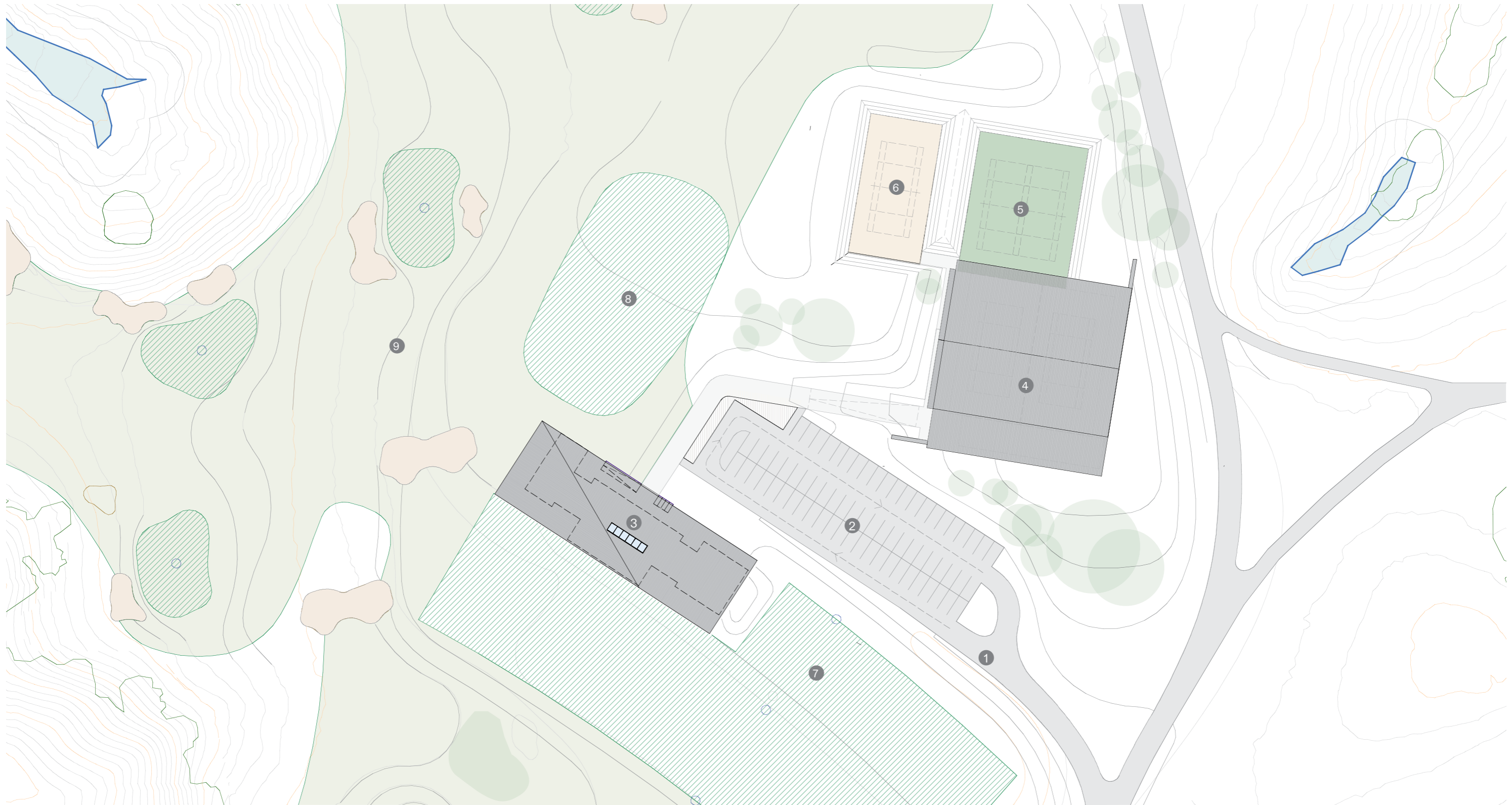
21-17 Tennis Building

Resource Consent

November 2021



Site Plan



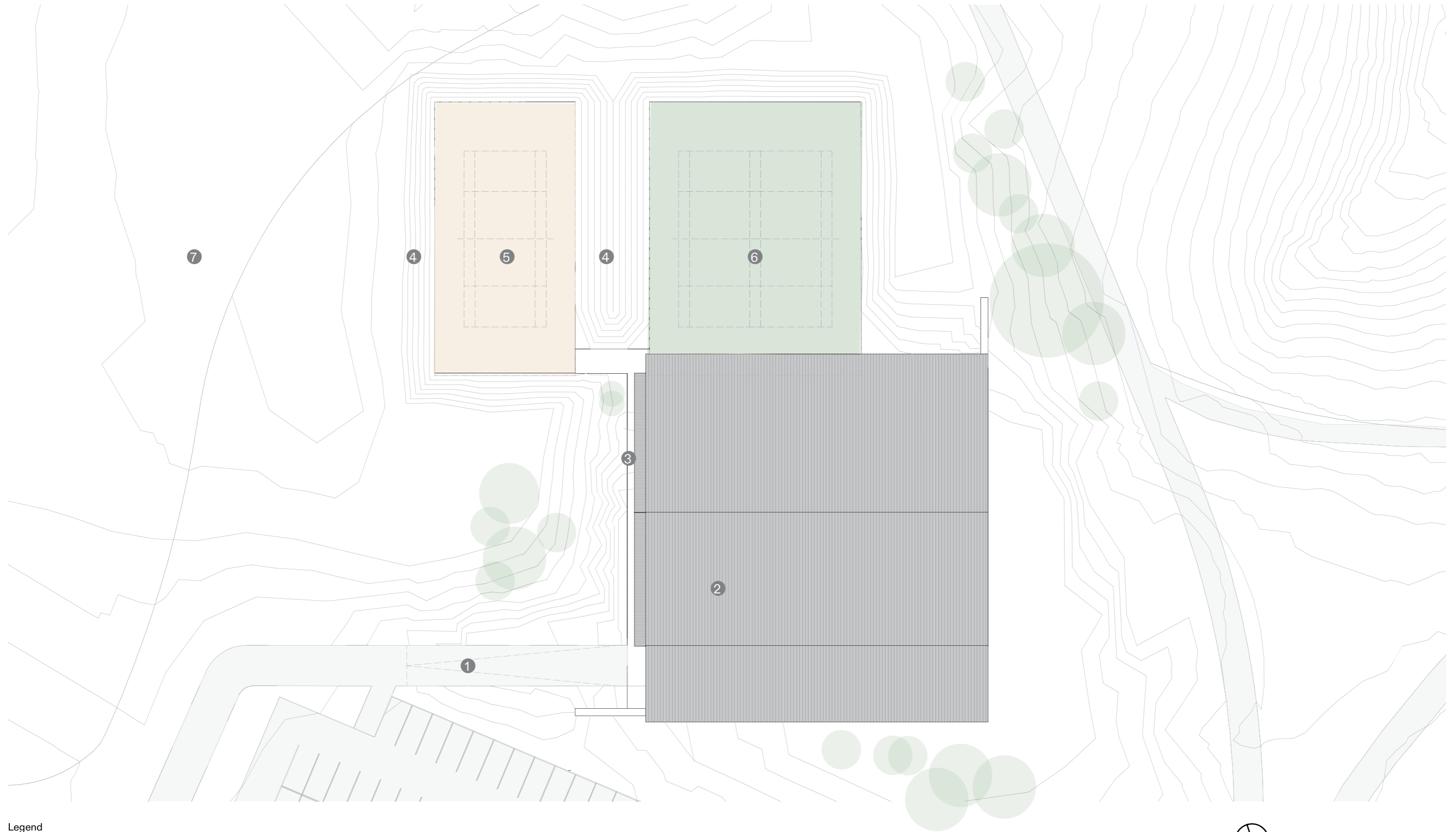
Legend

- | | |
|-------------------------------|------------------------------|
| 1. Vehicle entry | 6. Outdoor clay tennis court |
| 2. Carpark - 69 pax | 7. Grass tees |
| 3. Academy building | 8. Putting green |
| 4. Tennis building | 9. Short course |
| 5. Outdoor grass tennis court | |



Site Plan
Scale 1:1000 @ A3
4 20 40m

Site Plan



Legend

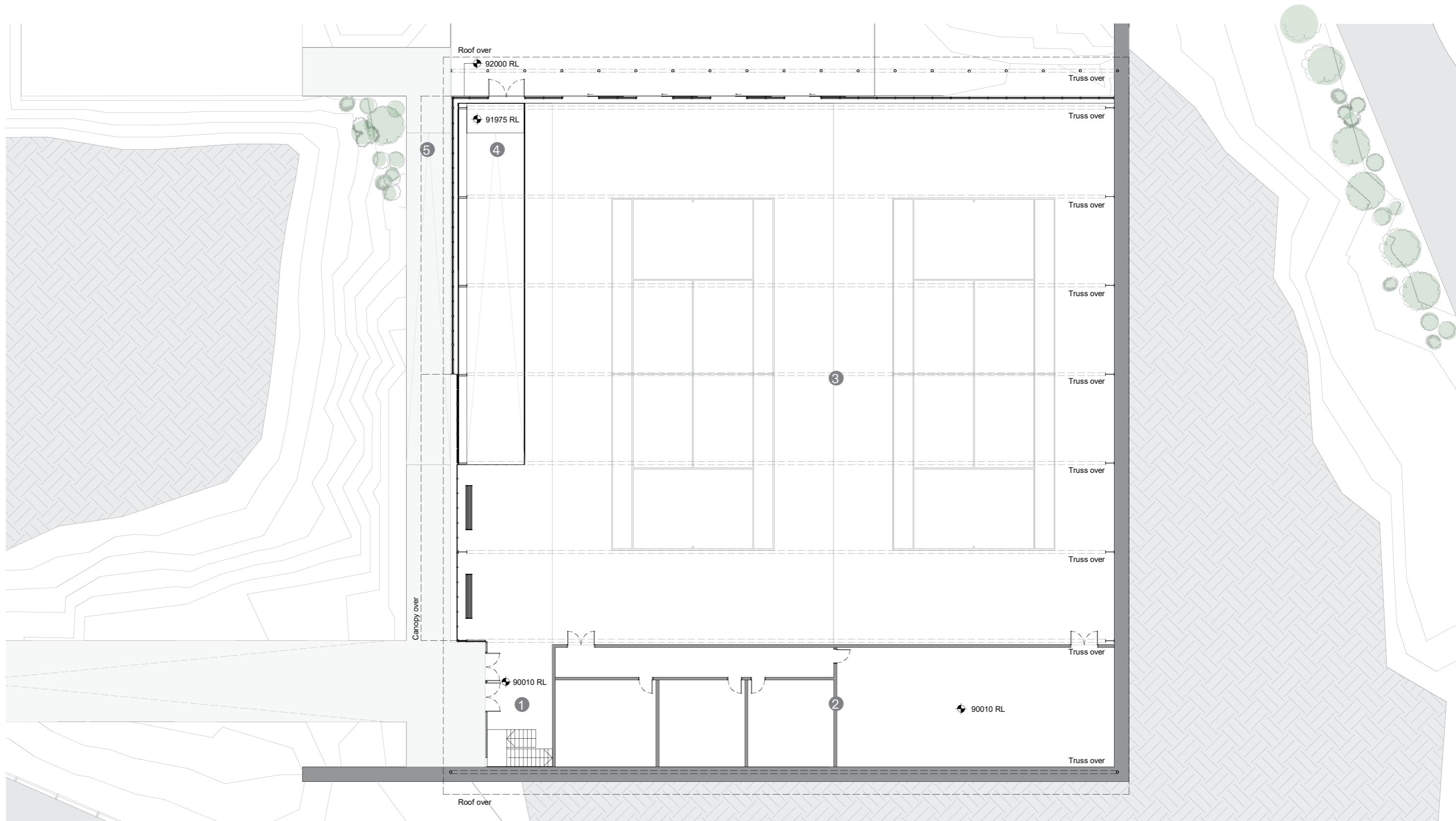
- | | |
|---------------------------------|-------------------------------|
| 1. Ramp entry to Tennis complex | 6. Outdoor grass tennis court |
| 2. Tennis building | 7. Short course |
| 3. Path to outdoor courts | |
| 4. Landscape embankments | |
| 5. Outdoor clay tennis court | |



Immediate Site Plan
Scale 1:500 @ A3



Floor Plan



Legend

- 1. Entry
- 2. Store / amenities (indicative layout)
- 3. Indoor tennis courts
- 4. Indoor ramp
- 5. Outdoor ramp

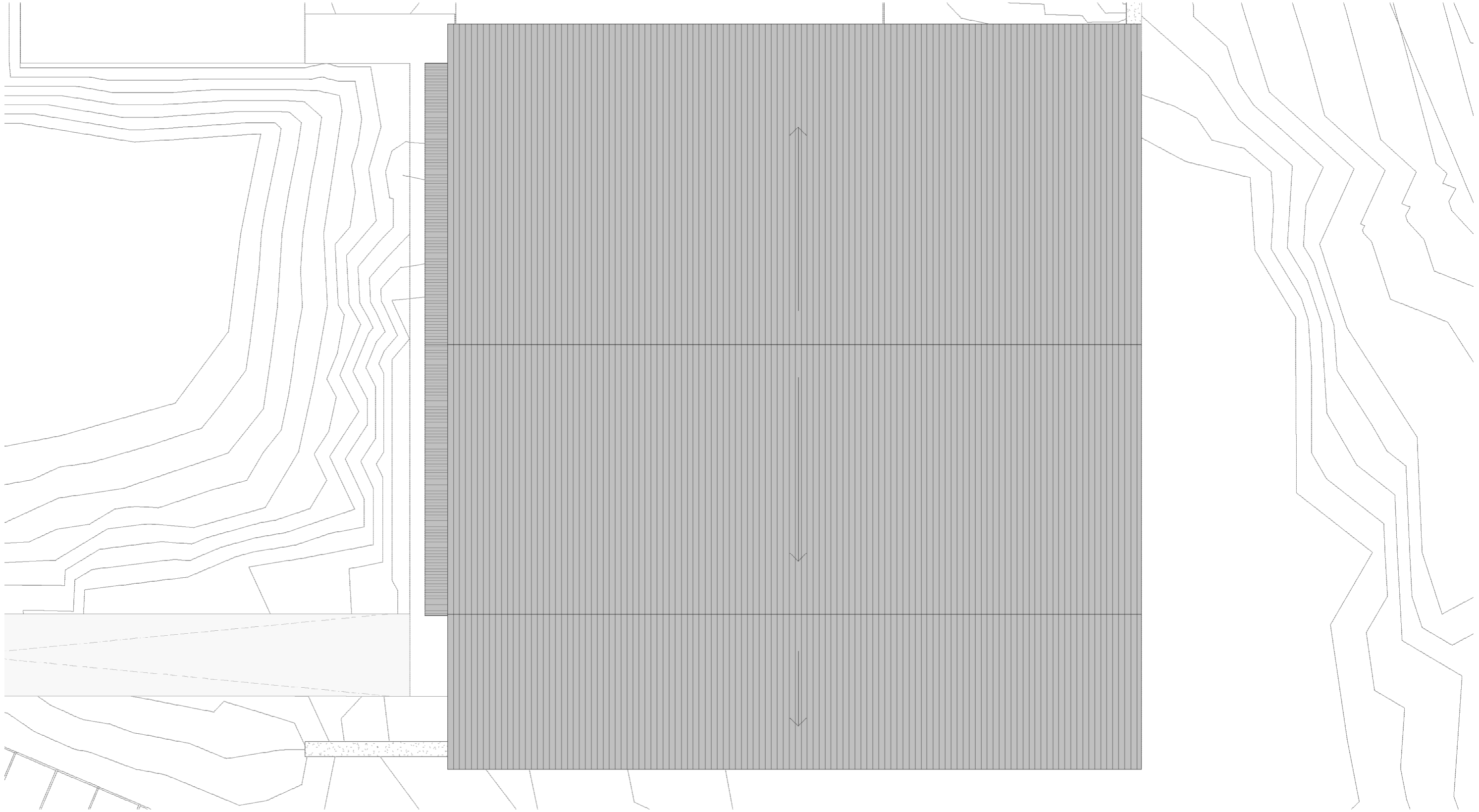


Ground Level
Scale 1:250 @ A3



Building GFA:
2100m²

Roof Plan

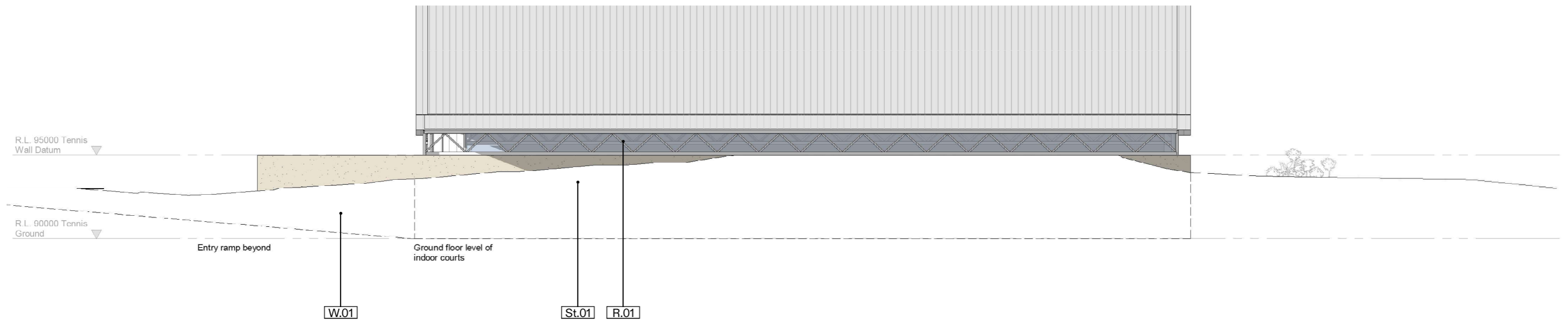


Roof Plan
Scale 1:250 @ A3
1 2 3 4 5 10m

Elevations



North



South

Floors



F.01 - Paths
Sandstone chip..

Walls

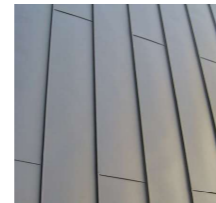


W.01 - Rammed Earth
Rammed earth with local sandstone.

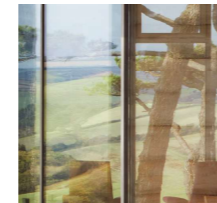
South



W.02 - Polycarbonate
Translucent cladding with exposed timber framing.



W.03 - Metal
Profiled metal cladding, colour and LRV tbc.



J.01 - Joinery
Anodised aluminium double glazed joinery.



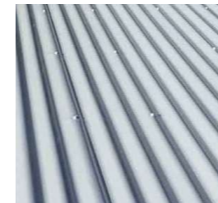
Sc.01 - Screen
Selected timber slat screen with exposed framing.

Structure

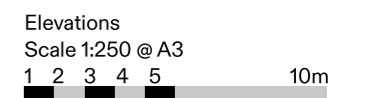


St.01 - Structure
Exposed steel columns, trusses and bracing.

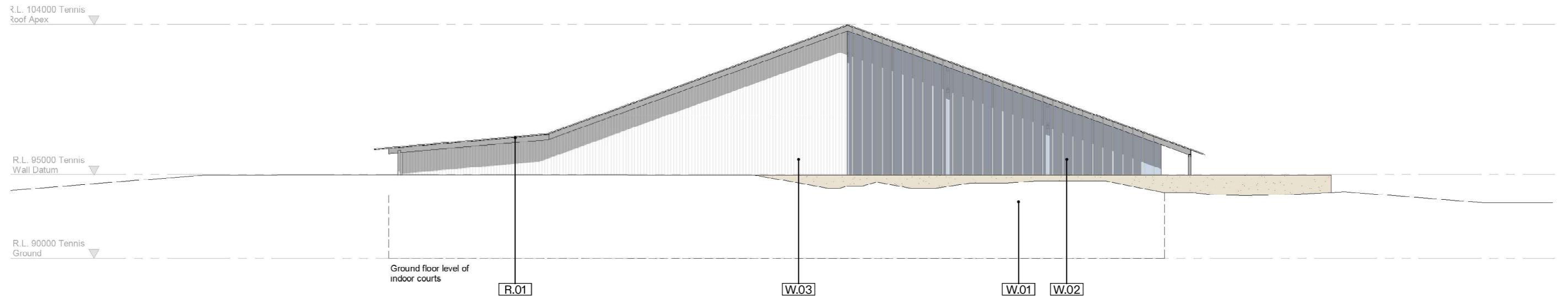
Roof



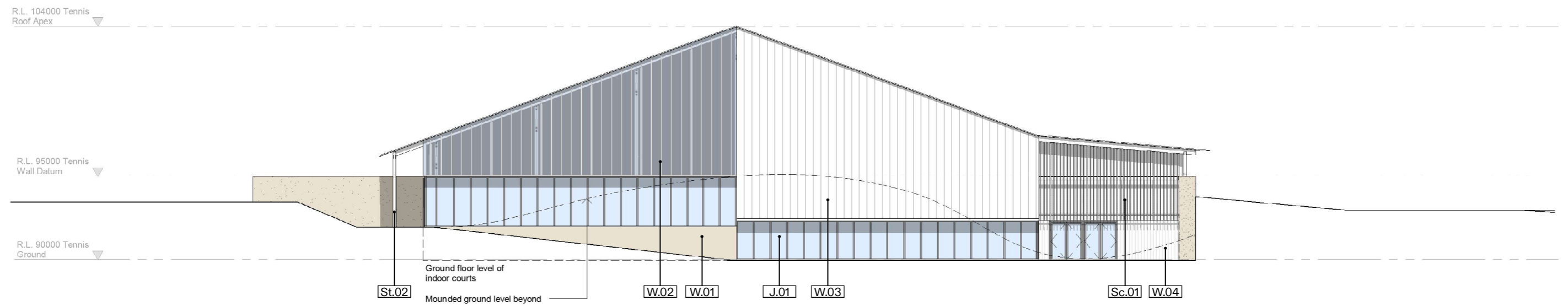
R.01 - Metal Roof
Profiled metal roofing, colour and LRV tbc.



Elevations



West



East

Floors



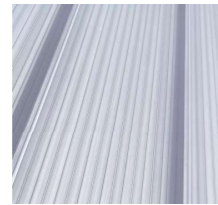
F.01 - Paths
Sandstone chip..

Walls



W.01 - Rammed Earth
Rammed earth with local sandstone.

East



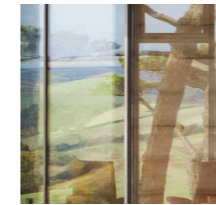
W.02 - Polycarbonate
Translucent cladding with exposed timber framing.



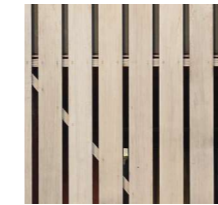
W.03 - Metal
Profiled metal cladding, colour and LRV tbc.



W.04 - Timber
Vertical timber cladding, species tbc. Natural oil finish.



J.01 - Joinery
Anodised aluminium double glazed joinery.



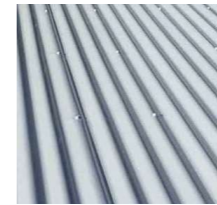
Sc.01 - Screen
Selected timber slat screen with exposed framing.

Structure

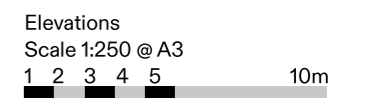


St.01 - Structure
Exposed steel columns, trusses and bracing.

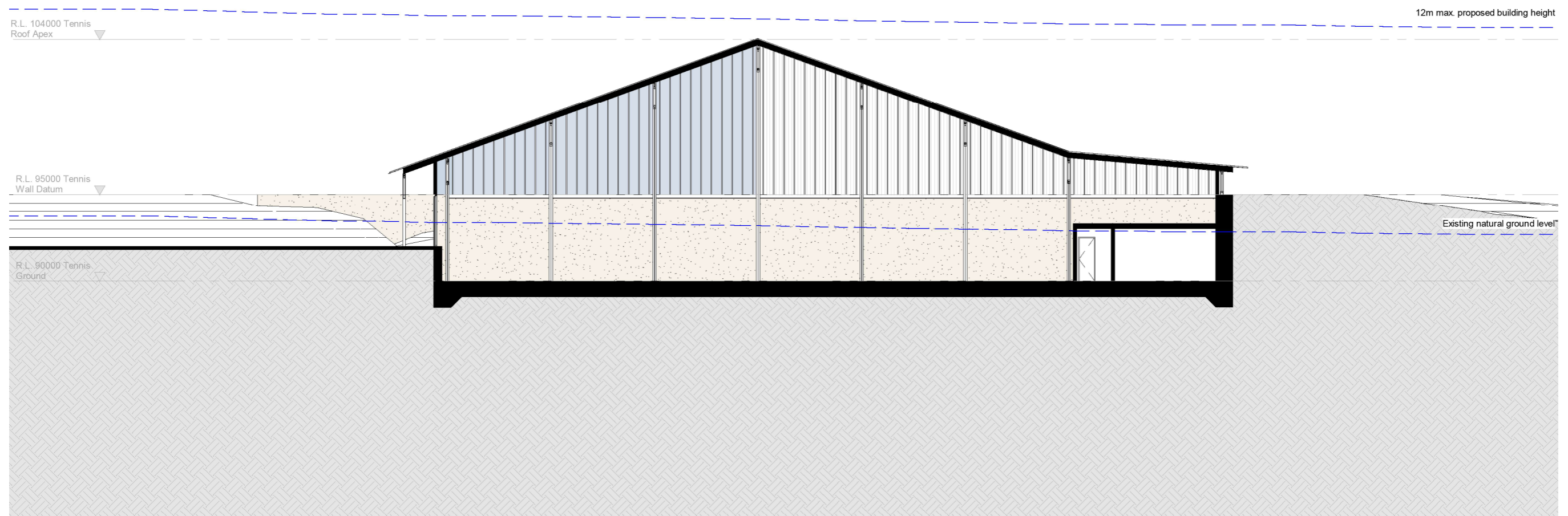
Roof



R.01 - Metal Roof
Profiled metal roofing, colour and LRV tbc.



Section



Building Section
Scale 1:250 @ A3
1 2 3 4 5 10m

