

24 November 2021

MURIWAI DOWNS LODGE DEVELOPMENT 670 MURIWAI ROAD, MURIWAI DESIGN STATEMENT

A. INTRODUCTION

Directors Francis Whitaker and Jack McKinney of Mason & Wales Architects and Jack McKinney Architects respectively have been engaged to provide architectural services for the design of the Muriwai Downs Lodge Development.

Mason & Wales Architects is a Dunedin-based practice, established in 1864. In the last forty years Francis Whitaker has been involved in the design of a considerable number and a wide range of building typologies including Institutional, Commercial, Health Facilities, Hotel and Visitor Accommodation, and Residential Projects in Auckland and throughout New Zealand.

Jack McKinney has established his practice in Auckland in 2010 and has specialised in the design of high-end Residential and Hospitality projects.

Over the years both practices have received a considerable number of NZIA architectural awards for their work.

Through collaboration and a focus in high quality residential and visitor accommodation and hospitality projects, Francis and Jack are particularly interested in delivering a design for the Lodge that will be sensitive to fit within the coastal environment of the wider Muriwai area, and of the highest calibre.



Figure 1 – View of the Lodge

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B. PROJECT OVERVIEW

The proposed lodge for the Muriwai Downs Property (**lodge site**) is to be part of a comprehensive golf course, clubhouse and sports academy development that will provide high-quality visitor accommodation and amenities.

The Muriwai Downs Property is located to the west of Auckland City, 1.5km from the coastal settlement of Muriwai. The Property location is shown in Figure 2 below.



Figure 2 – Map illustrating location of Muriwai Downs Property in context of Muriwai area

Bordering Muriwai Road, the land appears as gently rolling rural land. Within the property the land slopes down into a long flowing valley, surrounded by hillsides that contain deeply figured gulleys, native bush, and an extensive wetland system. The view from the site is pictured in Figure 3 below.



Figure 3 – View of proposed site looking towards Tasman Sea

The design response applies an integrated design approach to the landscape and architectural design for the lodge. The architecture plans for the lodge are attached as **Appendix A** to this statement.

The landscape design response will extend the native flora across the lodge site in order to create a native parkland setting that will allow low-level lodge buildings to be screened from one another and nestle into the landscape.

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In this way, both the landscape and architectural design responses imposed their own constraints in order that all building structures would blend into the hillside and the surrounding native bush.

The briefed objectives for the lodge were to locate the main reception buildings near to the centre of the lodge site, with an arrival point that is in close proximity to the starting tees and the club house, with excellent views over the golf course and out towards the coastline of Muriwai beach. The lodge's location was largely driven by the location of the proposed golf course as well as constraints on the lodge site itself (discussed further below).

The brief also required accommodation for four hotel suites to be within the central lodge. A wide range of smaller chalet buildings are to be placed above and below the lodge in easy walking distance. Within this brief, we were given wide scope to deliver a design for the lodge.

The architectural design response utilises architectural forms, materials, textures, patterns and colours that relate to the character and setting of the lodge site. The architectural design intention has created a contemporary design that reflects many of the physical and cultural characteristics of the environment and our sense of place and “New Zealandness” in this South Pacific region of Aotearoa.

Engagement with local iwi (Te Kawerau ā Maki) has also informed our design response to date for a lodge that we consider aligns with the cultural design narrative that was prepared by Te Kawerau ā Maki for this project. We attended a number of in person and zoom meetings with representatives of Te Kawerau ā Maki regarding the proposed design for the lodge.



Figure 4 – View of lodge overlooking entrance forecourt

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C. LODGE SITE

The lodge site is positioned at the western end of the Muriwai Downs Property. Figure 5 below indicates the lodge sites' location with respect to the golf course and related facilities.

The main entry to the lodge site is also positioned at the far end of the Muriwai Road property boundary.

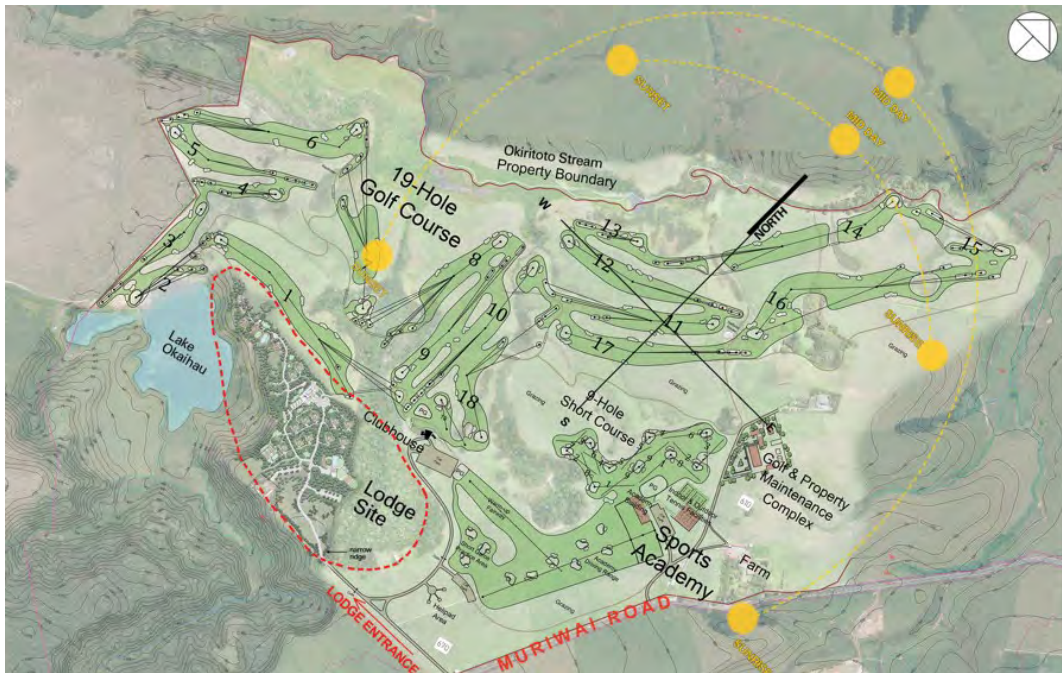


Figure 5 – Map showing lodge site and key aspects of the proposed golf course development

In this location at the highest point of the property, the main driveway enters onto rural land. The driveway crosses the hilltop and passes over a narrow ridge that falls away sharply either side into deep ravines of native bush.

At this point the lodge site opens out into a wide and gently sloping meadow that faces out to the Muriwai Coastline and the Tasman Sea.

The meadow gradually steepens and flows on down the full length of the hillside surrounding Lake Ōkaihau and joins the valley floor and wetland systems of Ōkiritoto Stream.

The lodge site provides a remarkable parcel of elevated and sloping terrain that is contained within the strong features of its surrounding terrain.

The contours of the land allows the layout of the lodge development to form a collection of low, single-level structures across the hillside.

There are some constraints on the lodge site which were taken into consideration and informed both the initial design process and refinements to the design. Constraints include:

- (1) Outstanding natural features including Lake Ōkaihau itself;
- (2) A setback in respect of Lake Okaihau;
- (3) Significant ecological areas - terrestrial;
- (4) An archaeological site – Q11/68: Pits.

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D. LODGE LAYOUT

The lodge layout places a collection of predominantly low, single-level structures along the contours of the lodge site. These structures comprise a central lodge building (including lodge suites and a yoga/meeting pavilion), a range of accommodation units, a lodge residence, a retreat, and a wellness centre.

The existing slope of the ground and the spacing of the low-rise building structures will allow each accommodation building to maintain unobstructed sight lines towards the Tasman Sea.

The spacing will also allow sufficient landscaping to provide screening and privacy between buildings and help merge them with the surrounding landscape.

The proposed layout sets carparking, access points and cart paths, together with pedestrian pathways throughout the lodge site.

The positioning of the buildings has also been influenced by respecting the proximity to significant trees and archeological sites and the setback from the escarpments and ravines.

The ideal location for the main central lodge building is positioned at a similar level to the first tee of the golf course and the bridge that crosses the gully to the clubhouse.

At this level, the central lodge building will also obtain a westerly outlook to the Muriwai coastline and the Tasman Sea.



Figure 6 – Site plan

The orientation of the lodge provides excellent sun and shelter from the prevailing winds.

Dug into the hillside, the long axis of the lodge runs along the contours of the land and opens out onto spreading lawns which overlook the course and surrounding hillsides to the north.

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A collection of separate chalets is placed in reasonable proximity, above and below the central lodge building.

The chalets are accessed along cart paths and pedestrian pathways that wind through a native parkland and garden setting for the lodge.

At the lowest part of the lodge site, the land drops into an enclosed saddle overlooking Lake Ōkaihou. This sheltered location provides an ideal space away from the lodge building itself for a small retreat incorporating a cluster of chalets, cabins and shared facilities which will be suitable for families with children.

A wellness centre is also positioned at the top of the lodge site on the western edge of the ravine. The wellness centre comprises five separate, interlinked structures which form a series of sheltered outdoor spaces that are carved into the hillsides overlooking the native bush within the ravines.

E. LODGE ACCOMMODATION

The schedule of building types, areas and accommodation is outlined on the master plan setout diagram below at figure 7.

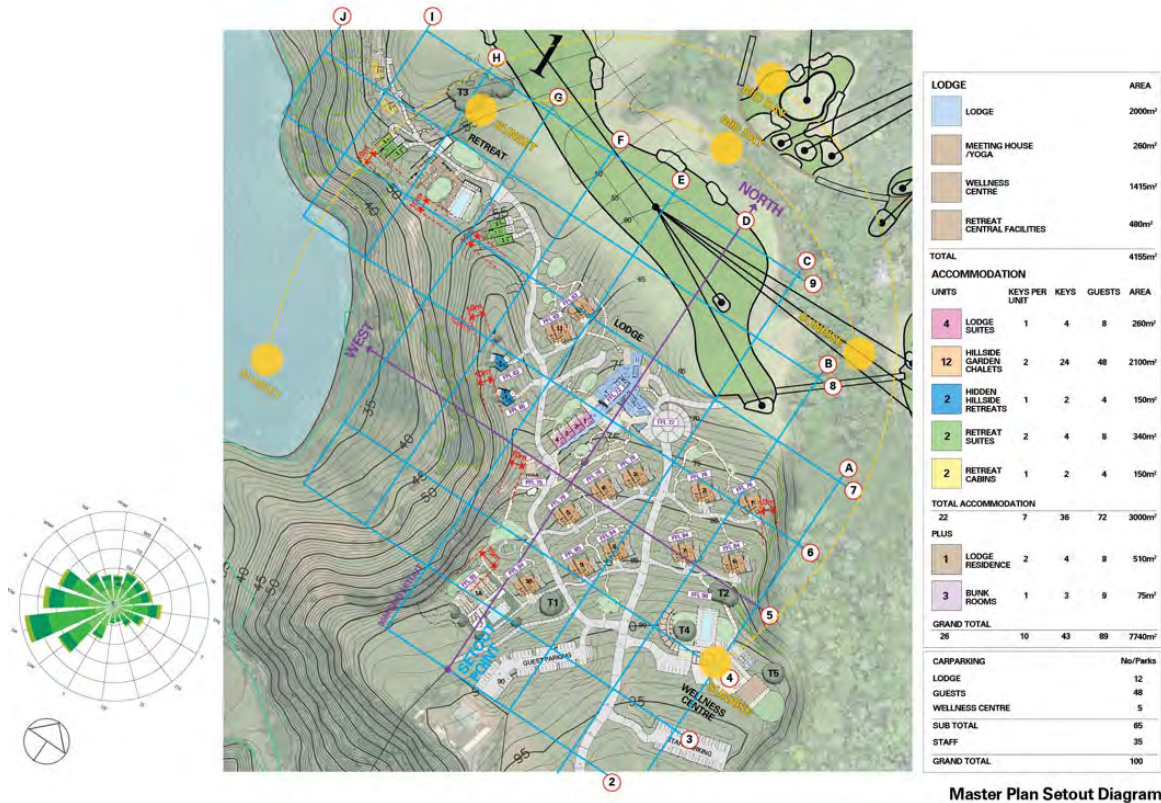


Figure 7 – Master plan setout diagram

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The following commentary outlines the functions of each building.

1. The Central Lodge

The central lodge provides the primary reception areas on the upper ground floor level of the lodge, including the entrance verandah, reception parking, cart storage and office areas. Main lounges, dining rooms and a central bar are located at the northern end of the central lodge building, in order to achieve a 270° view of the golf course and surrounding landscape. Kitchen, servery and toilet facilities are also placed in this area of the lodge.



Figure 8 – Upper ground level floor plan of central lodge

At the southern end of the central lodge, the upper ground floor also provides four lodge suites.

On this level, the central lodge opens onto terraces, verandahs and sheltered garden spaces on the north, west and east sides of the building.

On the lower ground floor level, a wine cellar and private dining room are accessed via a centrally located lift and stairs.

Additional kitchen and storage facilities are also provided on the lower ground floor level, together with staff rooms, plant rooms and delivery functions.

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Figure 9 – Cross section through central lodge

2. Yoga/Meeting Pavilion

The yoga/meeting pavilion provides an enclosed multi-purpose space for a range of activities, such as yoga, meditation, exercise, dancing, performance and meetings, etc. The lower basement areas provide a limited support function for the pavilion such as a toilet, kitchenette and storage, etc.



Figure 10 – Elevation of yoga/meeting pavilion

The location of the yoga pavilion in relation to the central lodge is shown in Figure 11 below.

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Figure 11 – Layout of yoga/meeting pavilion

3. Wellness Centre

Located at the top of the lodge site, the wellness centre is comprised of five separate interlinked pavilions that include a health spa treatment facility, a large 20m long heated swimming pool, changing rooms, spa pools, a smaller heated pool, sauna, plunge pool and steam room, plus a large fitness/exercise gym. The layout plan of the wellness centre is shown in Figure 12 below.

The wellness centre incorporates a series of separate outdoor terrace and garden courtyard areas that are enclosed between the pavilions or moulded into the surrounding hillsides overlooking the native bush ravines.



Figure 12 – Layout and images of wellness centre

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4. Sleeping Accommodation

The accommodation facilities are anticipated to provide seven different types of sleeping accommodation in dual and separate key configurations including:

- a. Lodge suites are provided with internal access to the central lodge.
- b. Hillside garden chalets are provided immediately above and below and in easy reach of the central lodge, within a native parkland/garden setting. The typical elevation of the chalet at Figure 14 shows how the building sits low into the hillside, well below a 6m height plane. The gently angular walls of timber and earth will meld with the native parkland setting.



Figure 13 – Layout of Hillside Garden chalets



Figure 14 – Elevation of Hillside Garden chalets

- c. Hidden hillside suites are embedded into the western ridgeline of the site overlooking Lake Ōkaihau.



Figure 15 – Layout plan of Hidden Hillside suites

- d. The retreat facility is designed to provide a variety of sleeping accommodation for couples and families away from the central lodge. Retreat suites are located either side of the retreat facility that provides a common living and dining room, plus a covered swimming pool.

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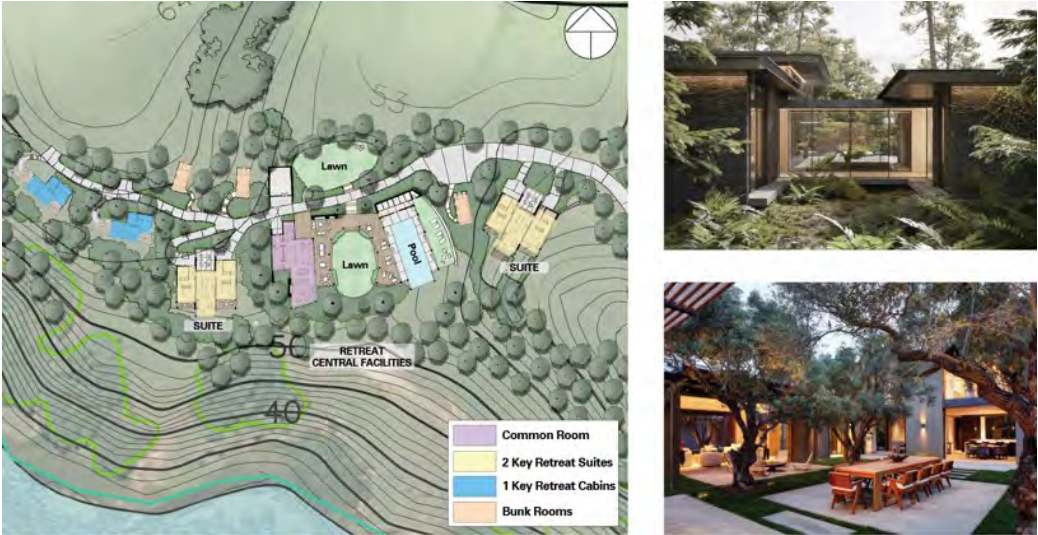


Figure 16 – Layout and images of retreat facility

- e. Retreat cabins are also provided in the retreat facility area.
- f. Bunkroom cabins provide additional accommodation for the younger family members using the retreat facility.
- g. The lodge residence placed on the upper southwest corner of the site is anticipated to provide four ensuite bedroom suites for up to eight guests. This facility will incorporate dining, living and kitchen facilities and a private swimming pool.



Figure 17 – Layout of lodge residence

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F. CONCEPT DESIGN

The concept design for the lodge has firstly considered how the landscape design of the lodge site should be developed, in order that a series of building structures can dwell harmoniously within the landscape of this part of the property.

The landforms of the Muriwai Downs property consist of two different characteristics – the open pastoral land of the valley and hillsides, and the steep bush-clad gullies and ravines which cross the site.

The open hillside of the lodge site provides an ideal space of elevated and gently sloping land for the proposed lodge.

The landscape concept for the lodge is to firstly extend the native bush surrounding the lodge site across the open field in order to create a complete native parkland that strengthens and restores the landscape character at the western edge of the property. This landscape concept will provide a framework in which to place a collection of low-level structures both within an existing and newly created setting that will continue to mature over time.

The concept for the architectural design for the lodge arises from the process of crafting the architectural forms, materials, colours and textures of the buildings to harmonise, resonate and draw from the existing environment and the proposed native parkland setting.

G. ARCHITECTURAL DESIGN – RESPONSE

The form, massing and shape of all of the lodge buildings is largely determined by the brief, the operational requirements of the lodge and the physical aspects of the lodge site in respect of access, levels and the orientation to sun and wind. The architectural design is also a response to the natural environment and characteristics of the land.

The architectural design of the central lodge building arises firstly from the ground itself in the use of rammed earth walls that shape the entranceway into the lodge. The ground plane of the land descends the hillside and flows onto expansive green roof areas that are supported on this rammed earth structure of the lodge (as shown in Figure 18 below).



Figure 18 – Architectural design of the central lodge

Conversely a forest of slender wooden trunk-like columns rises up from the floor plates of the lodge to support a lighter wooden roof canopy.

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Flaring outwards in a series of inverted pyramidal forms, the ceilings echo the shape and character of the New Zealand native nikau palm.

The horizontal surface of the green roofs floats out to the surrounding hillsides and the horizon of the Tasman Sea (as shown in Figure 19 below).



Figure 19 – East elevation of central lodge

The perimeter spaces within the lodge reach out to this open landscape, whilst the more internal spaces recede back into the hillside and the enclosed interiors are formed by the rammed earth walls.

In the use of materials, motifs, patterns, textures and colours, the architectural design response aims to achieve a contemporary set of buildings that genuinely reflect the culture and sense of place and belonging in this part of the South Pacific of Aotearoa/New Zealand.



Figure 20 – West elevation of central lodge

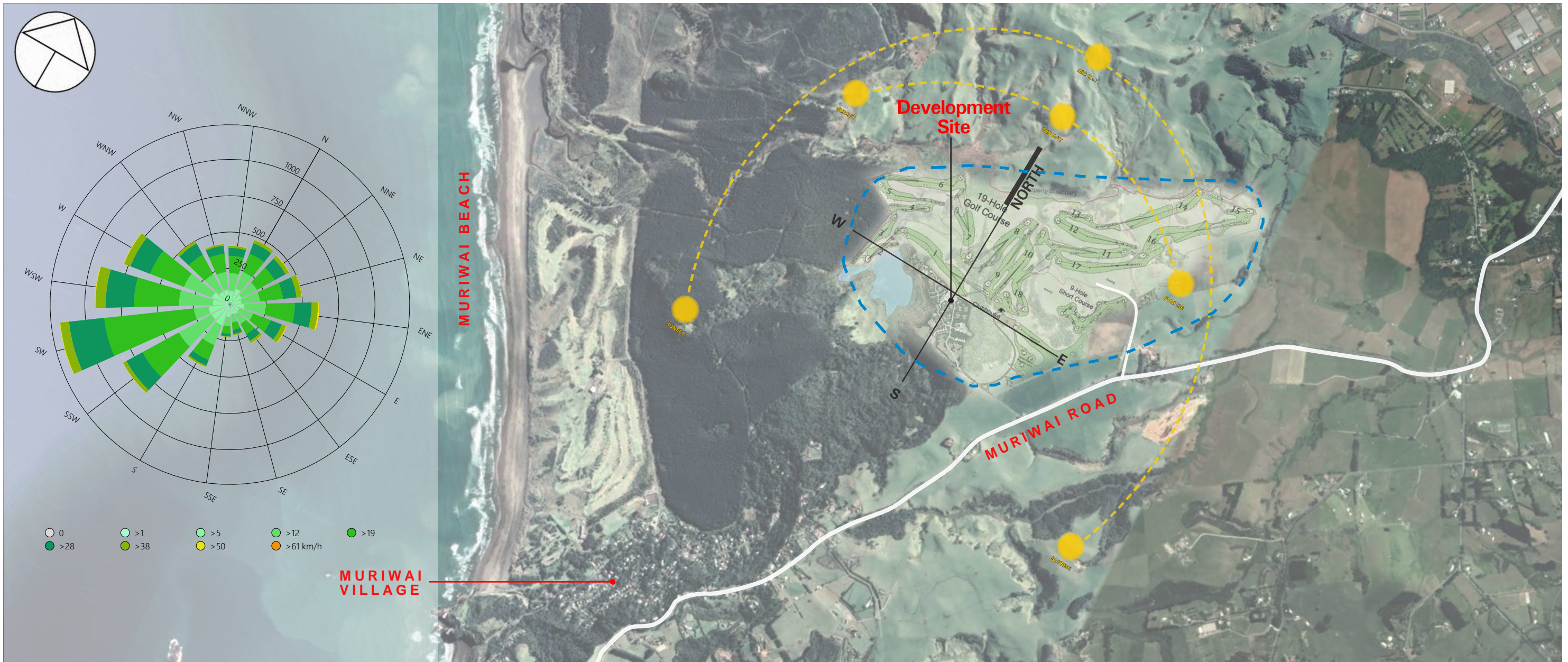
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APPENDIX A

**MURIWAI DOWNS LODGE DEVELOPMENT
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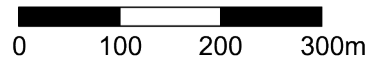
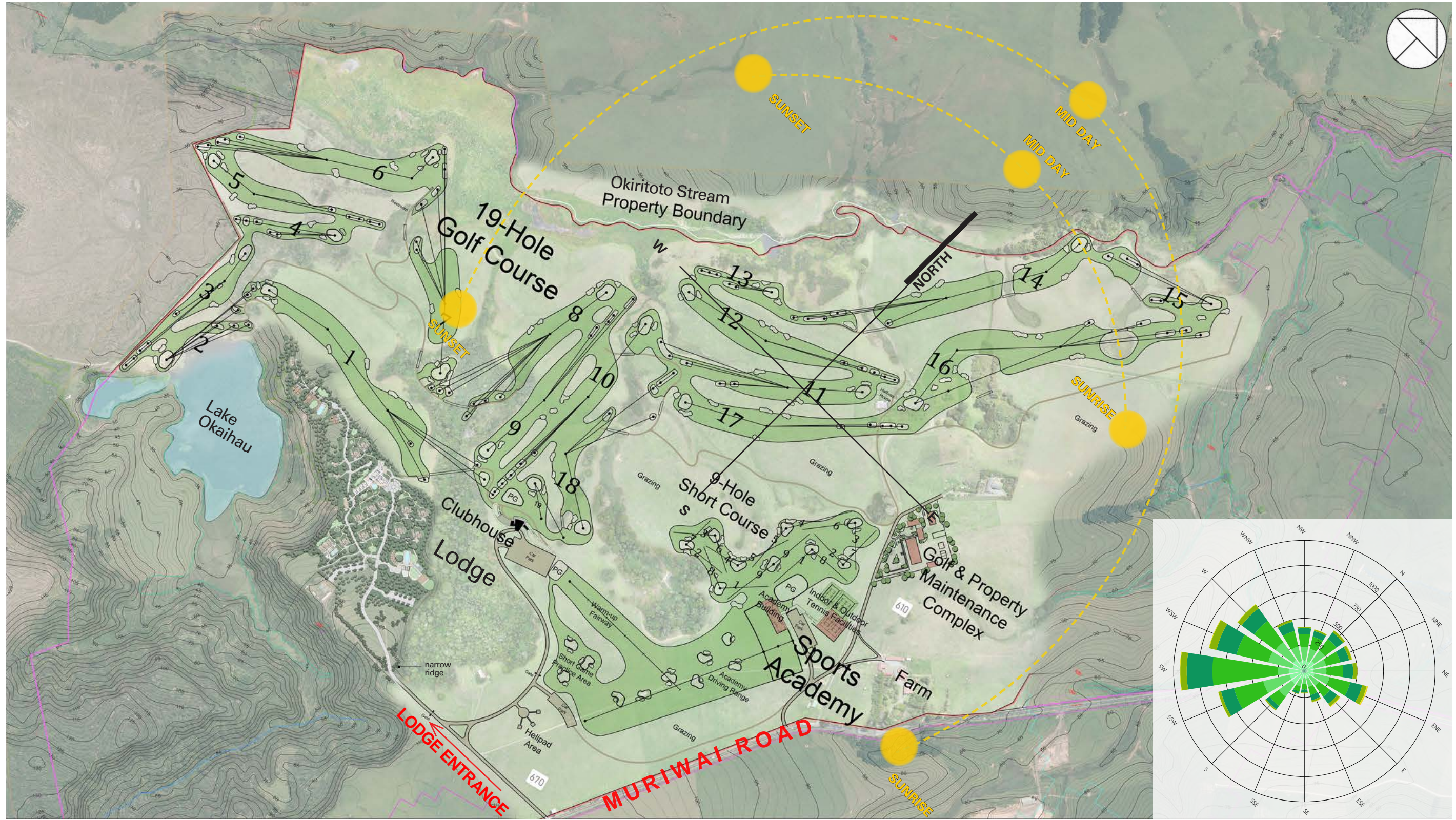
Appendix A: Architectural Design Plans





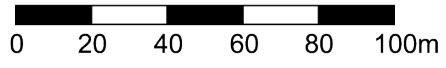
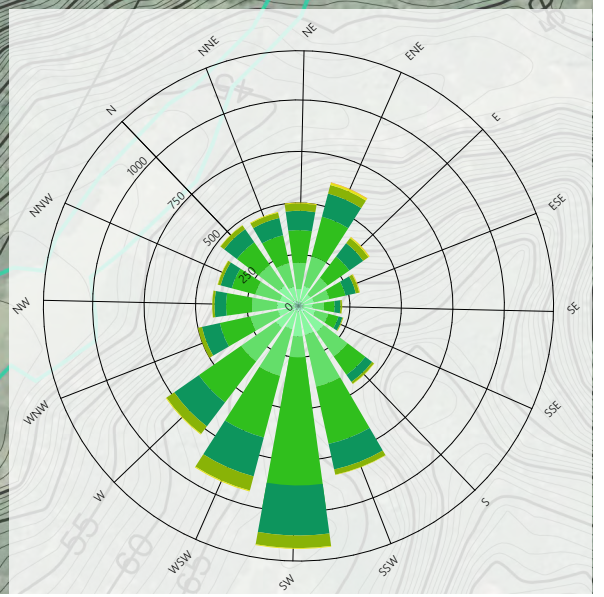
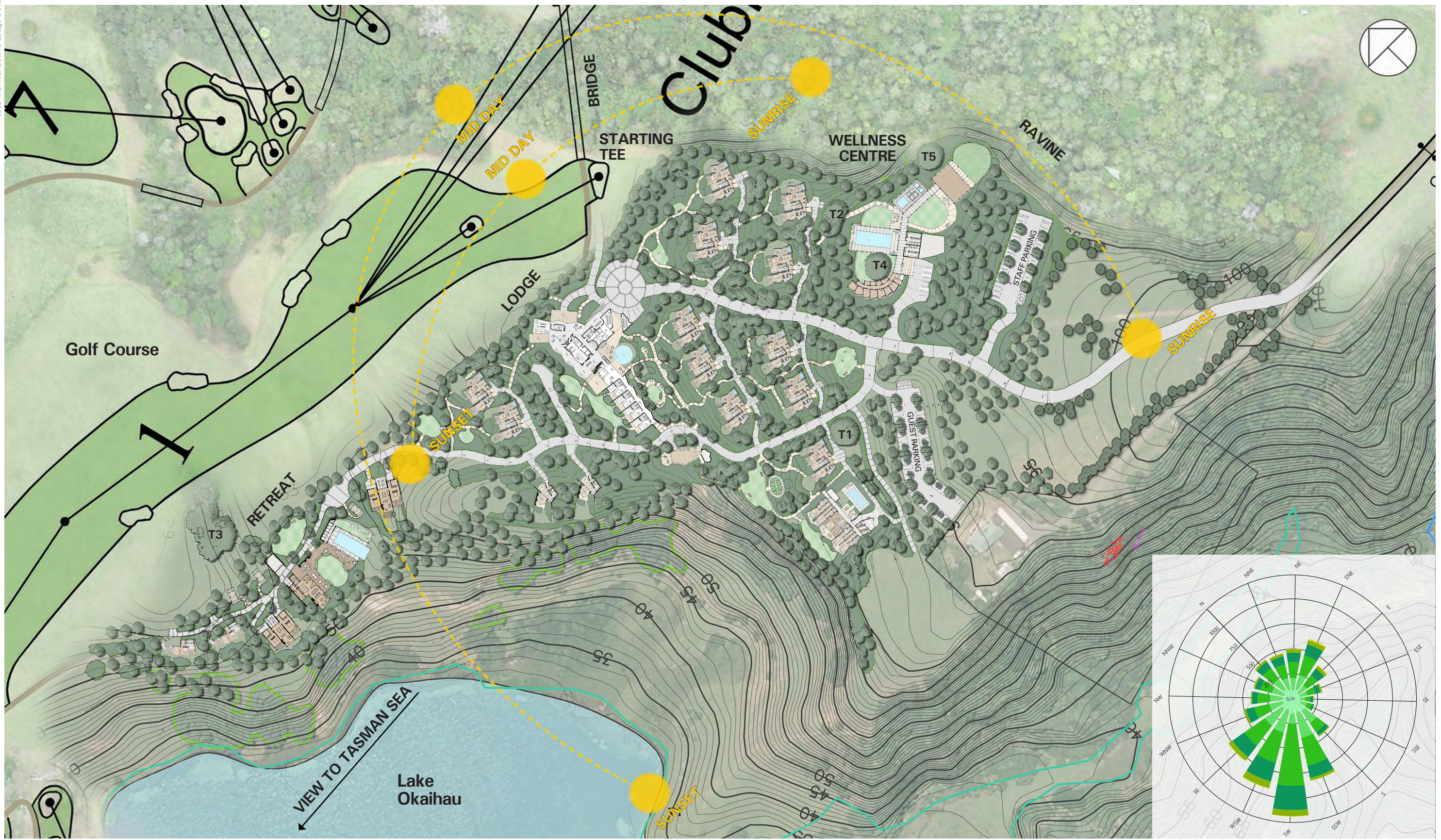


View of Proposed Site looking towards Tasman Sea



Location Plan

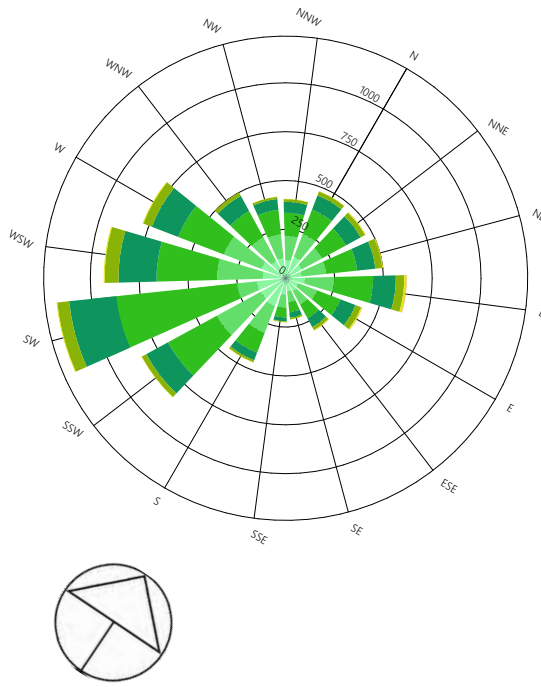
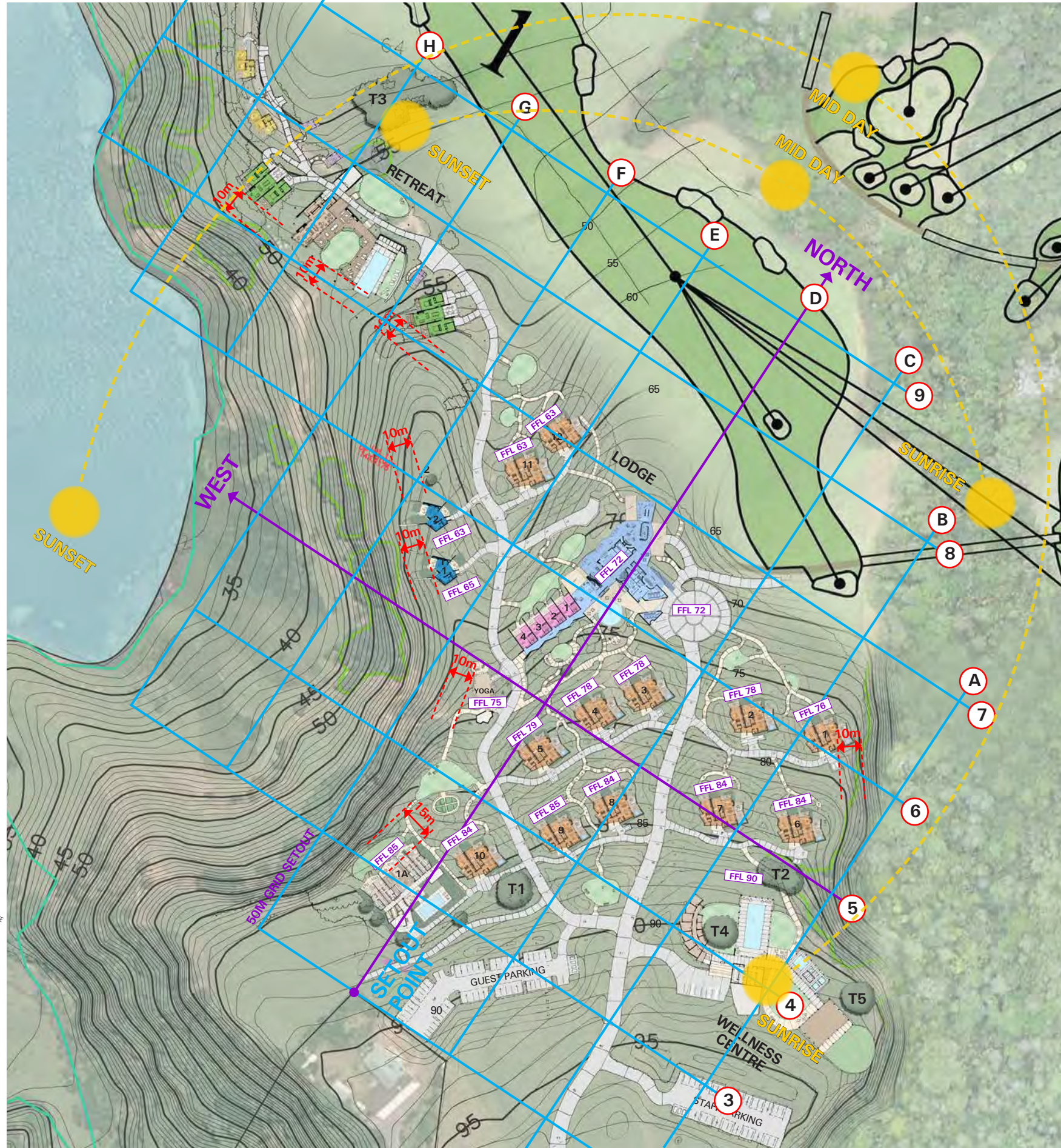
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Location Plan

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CONCEPT DESIGN



LODGE	AREA
LODGE	2000m ²
MEETING HOUSE /YOGA	260m ²
WELLNESS CENTRE	1415m ²
RETREAT CENTRAL FACILITIES	480m ²

TOTAL 4155m²

ACCOMMODATION					
UNITS		KEYS PER UNIT	KEYS	GUESTS	AREA
4	LODGE SUITES	1	4	8	260m ²
12	HILLSIDE GARDEN CHALETS	2	24	48	2100m ²
2	HIDDEN HILLSIDE RETREATS	1	2	4	150m ²
2	RETREAT SUITES	2	4	8	340m ²
2	RETREAT CABINS	1	2	4	150m ²

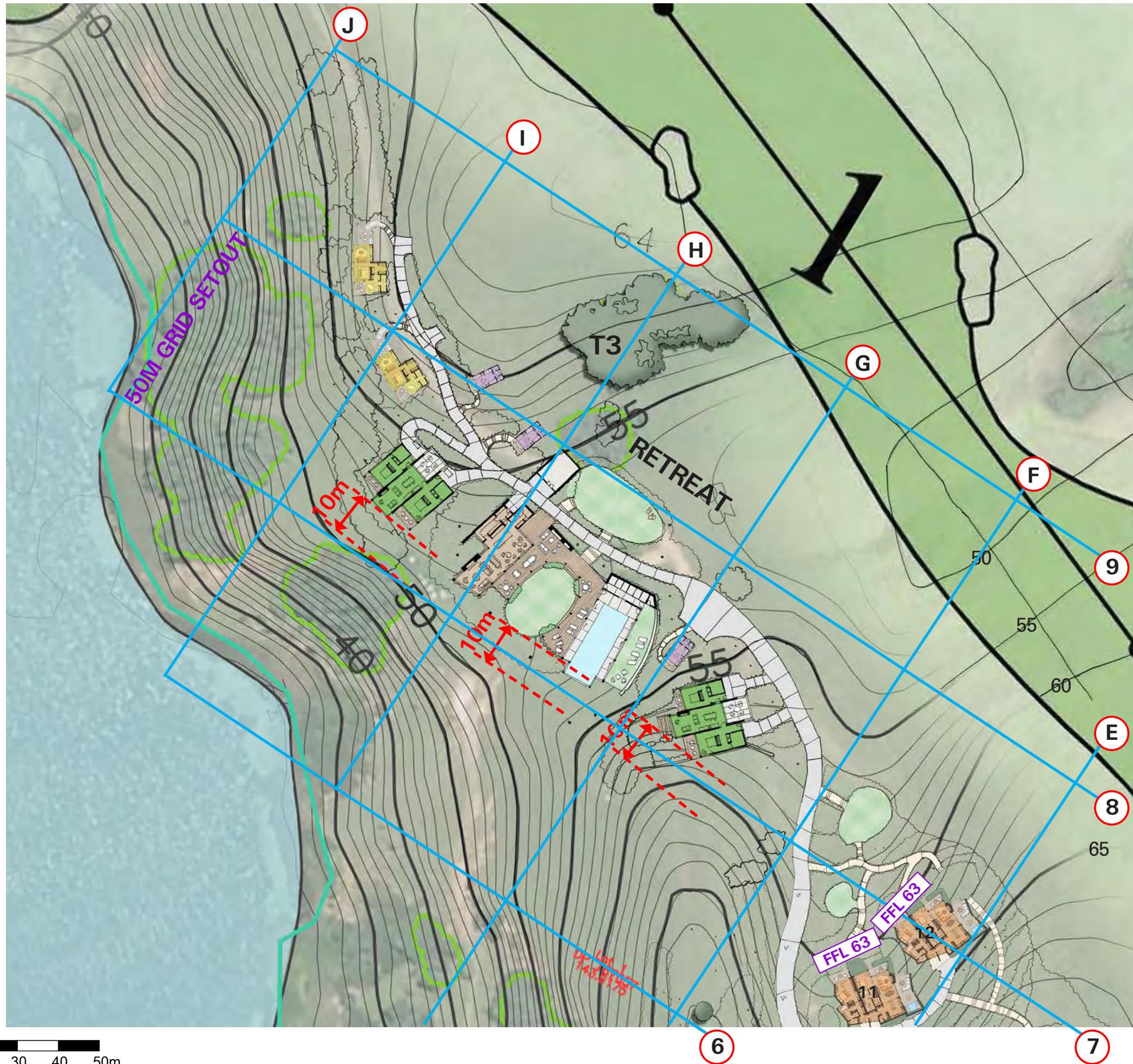
TOTAL ACCOMMODATION 22 7 36 72 3000m²

PLUS					
1	LODGE RESIDENCE	2	4	8	510m ²
3	BUNK ROOMS	1	3	9	75m ²

GRAND TOTAL 26 10 43 89 7740m²

CARPARKING	No/Parks
LODGE	12
GUESTS	48
WELLNESS CENTRE	5
SUB TOTAL	65
STAFF	35
GRAND TOTAL	100

Master Plan Setout Diagram



CONCEPT DESIGN

LODGE	AREA
LODGE	2000m ²
MEETING HOUSE / YOGA	260m ²
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TOTAL 4155m²

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4	LODGE SUITES	1	4	8	260m ²
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TOTAL ACCOMMODATION
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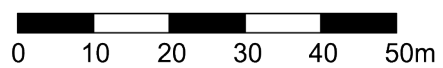
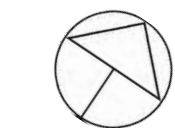
PLUS

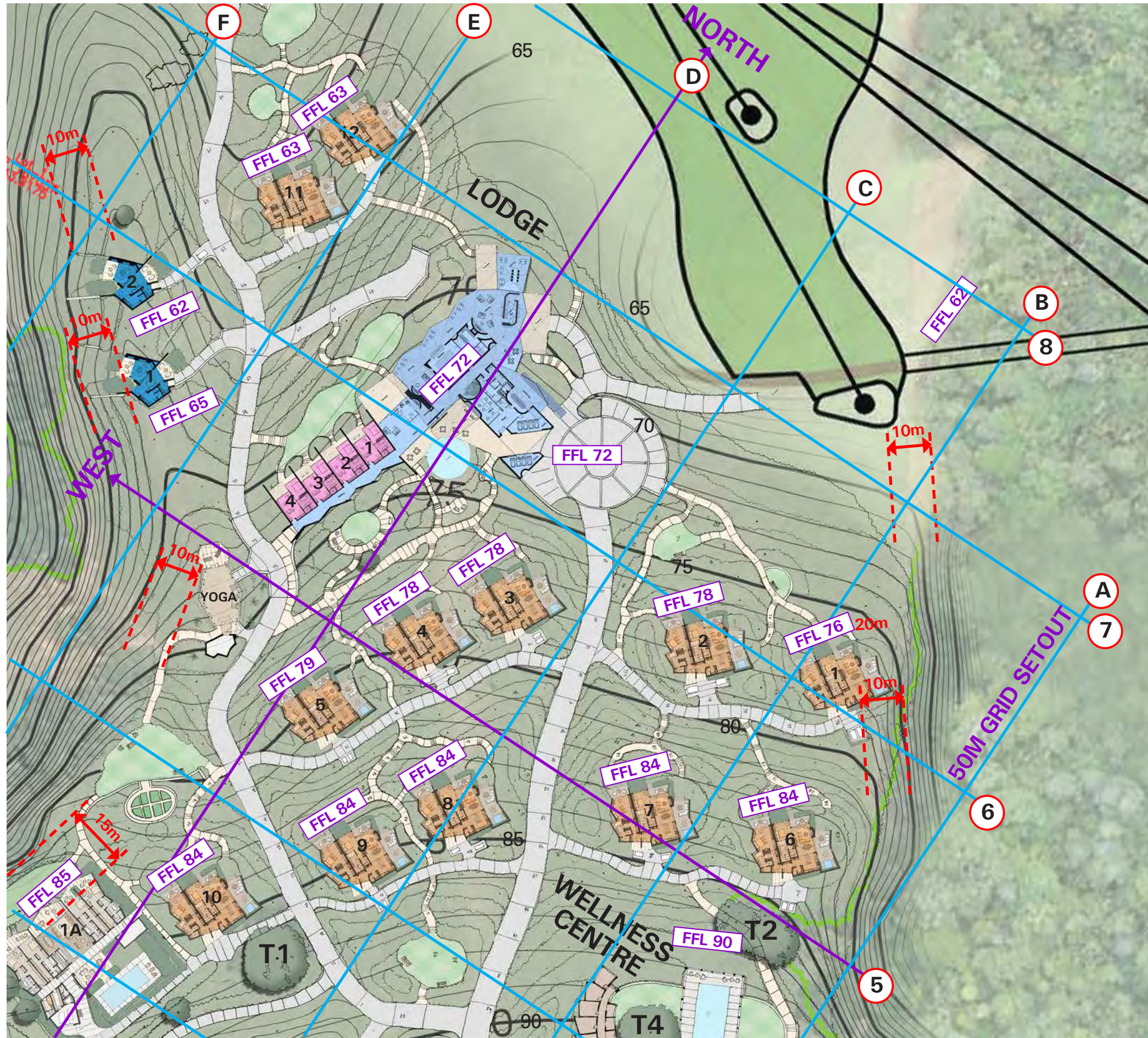
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Master Plan Setout Diagram





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TOTAL 4155m²

ACCOMMODATION					
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TOTAL ACCOMMODATION
22 7 36 72 3000m²

PLUS

1	LODGE RESIDENCE	2	4	8	510m ²
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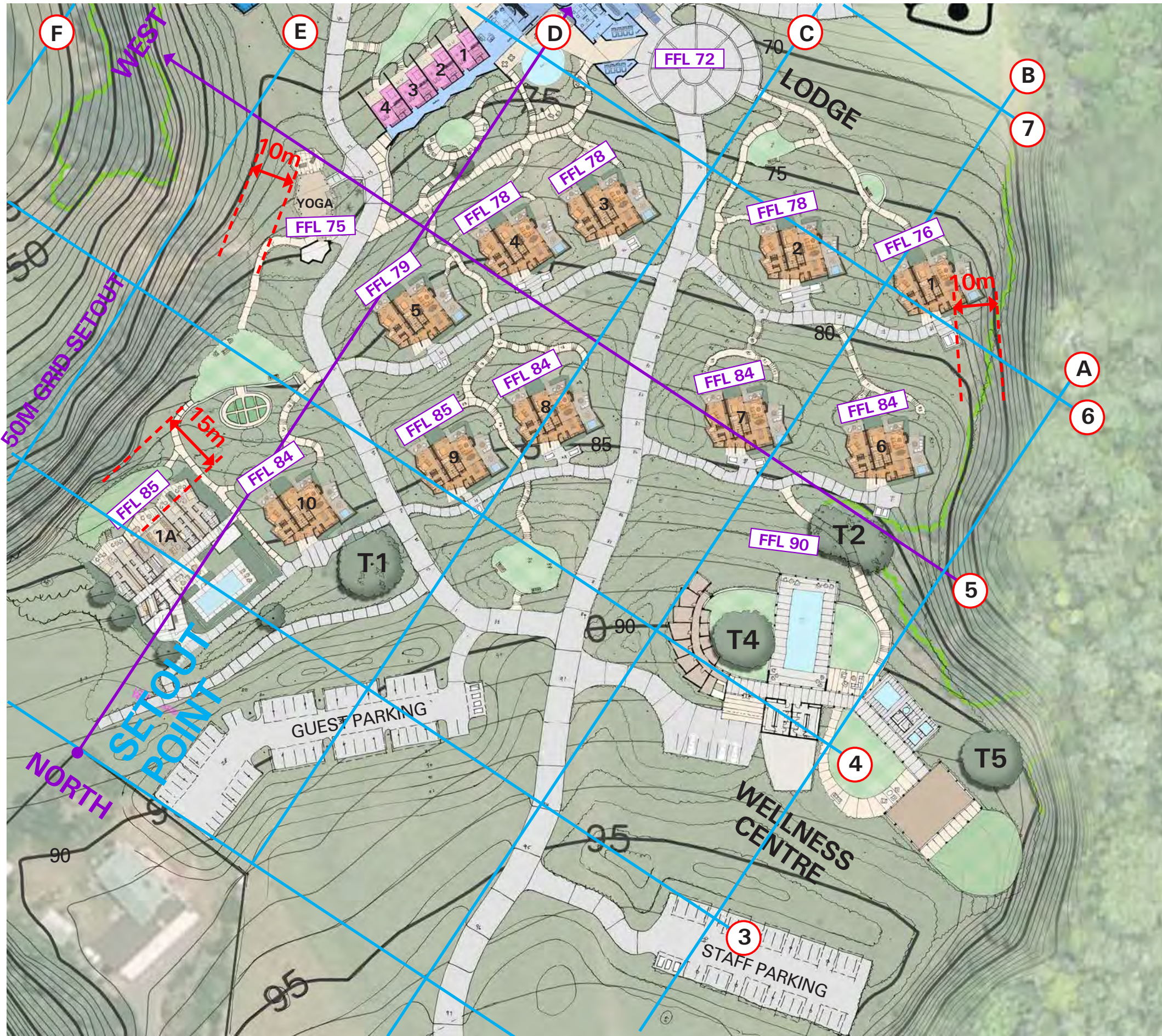
GRAND TOTAL
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LODGE	12
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STAFF	35
GRAND TOTAL	100

Master Plan Setout Diagram



0 10 20 30 40 50m



CONCEPT DESIGN

LODGE	AREA
LODGE	2000m ²
MEETING HOUSE / YOGA	260m ²
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TOTAL 4155m²

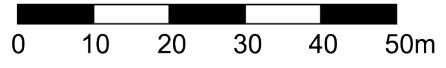
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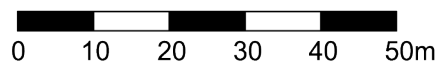
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GRAND TOTAL					
26		10	43	89	7740m ²

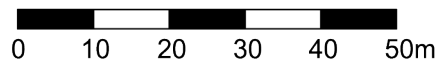
CARPARKING		No./Parks
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Master Plan Setout Diagram

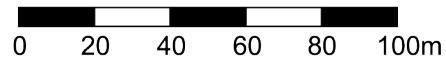




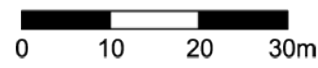
New Ground Line Overlay
Master Plan



New Ground Line Overlay
Master Plan



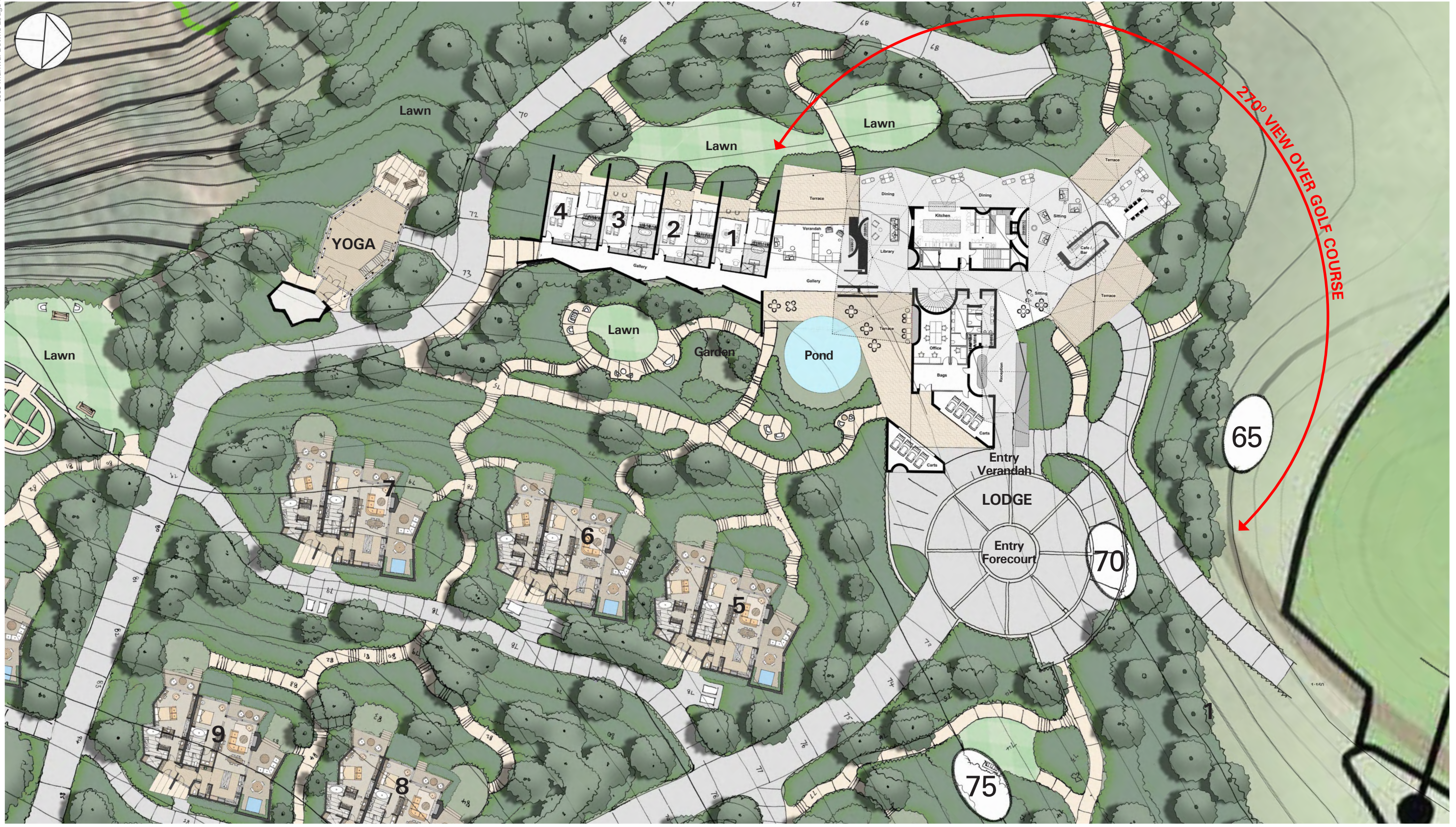
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Site Plan

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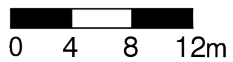
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Lodge/Chalet Plan

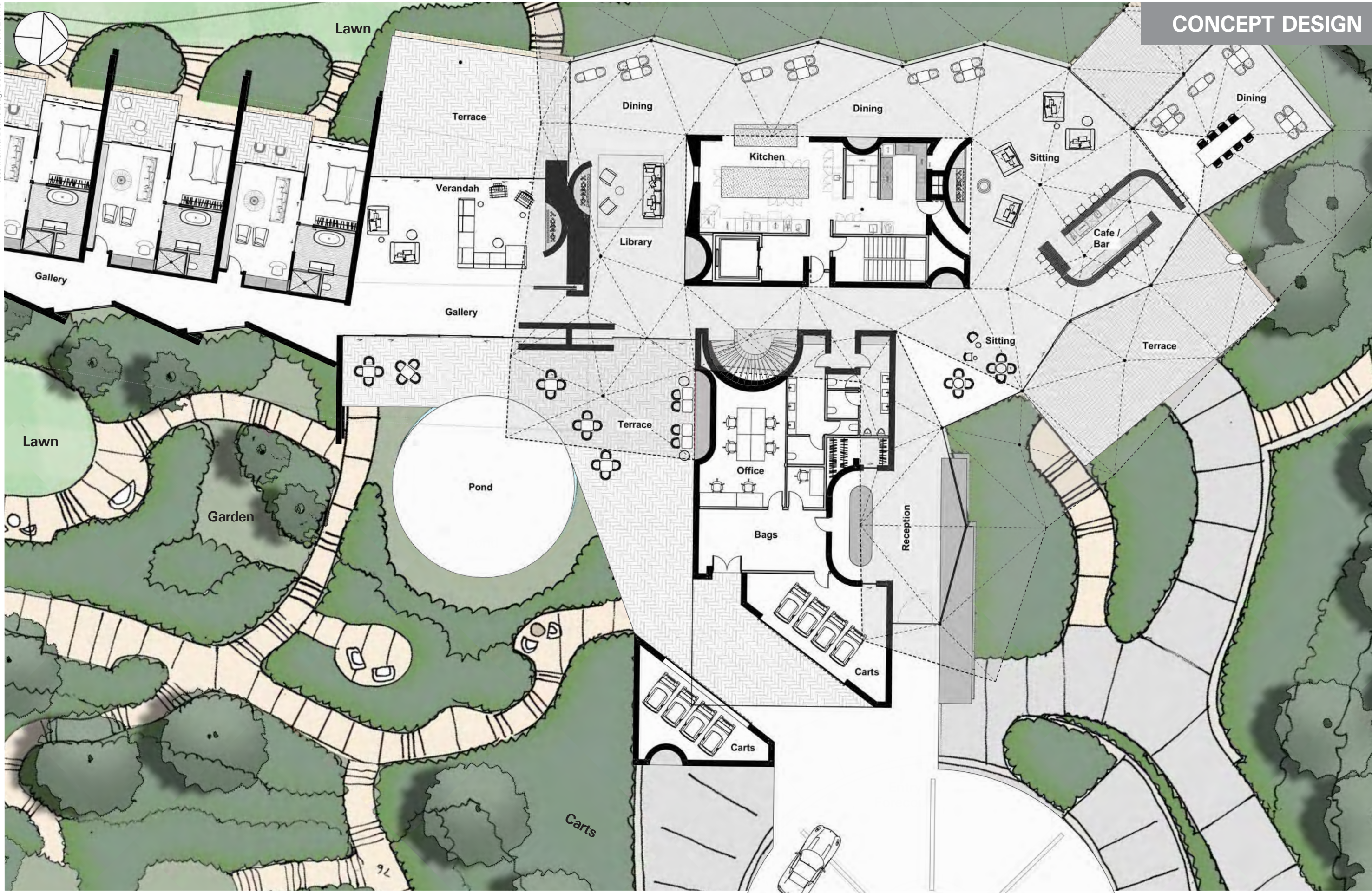




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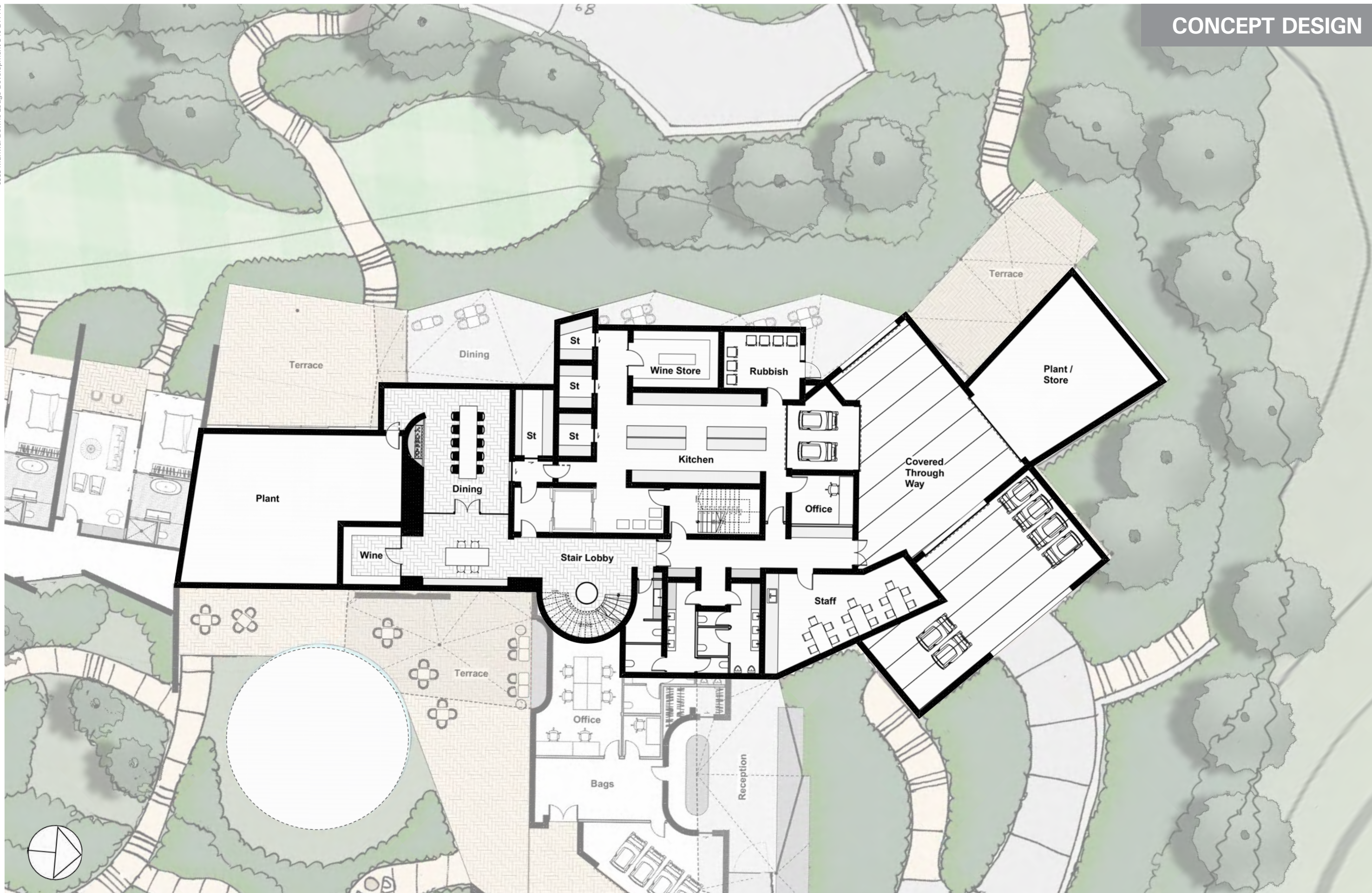
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0 4 8 12m



Ground Floor Plan - 1100m²

Lodge



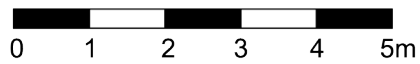
Basement Plan - 900m²

Lodge



Gallery

Hotel Suite Plan - 65m² (each) x4 = 260m²





Aerial View above Entrance Forecourt



View of Lodge from Entrance Forecourt looking towards Tasman Sea



Close up view of Lodge looking through to Tasman Sea



Close up view looking through Terrace / Verandah and Lounge towards Tasman Sea



Close up view looking through Lounge / Bar to 1st Fairway and Hillsides



View across Forecourt to Entrance Lobby



View from First Tee



View of Lodge overlooking surrounding gardens



View of Lodge facing towards Tasman Sea



View of Lodge facing Tasman Sea



Night view of Lodge facing Tasman Sea



Interior view through Entrance Lobby



Interior view of Lounge / Bar / Verandah Area



Interior view of Lounge / Dining overlooking Tasman Sea



Interior view of Sitting Room



View of Outdoor Terrace facing towards Tasman Sea



View overlooking Pond towards Gallery / Verandah



View through Breezeway to inner sheltered Garden

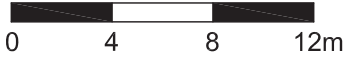


North Elevation



Cross Section

	GREEN ROOF
	ROOF & FASCIA - BRONZE COLOURSTEEL
	TIMBER WALL CLADDING
	SHEET METAL WALL CLADDING - BRONZE
	RAMMED EARTH WALLS - NATURAL
Materiality	





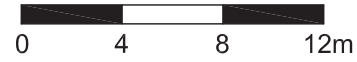
← Lodge Lodge Suites Garden Yoga →

West Elevation



← Lodge Lodge Suites →

West Elevation

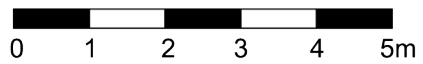




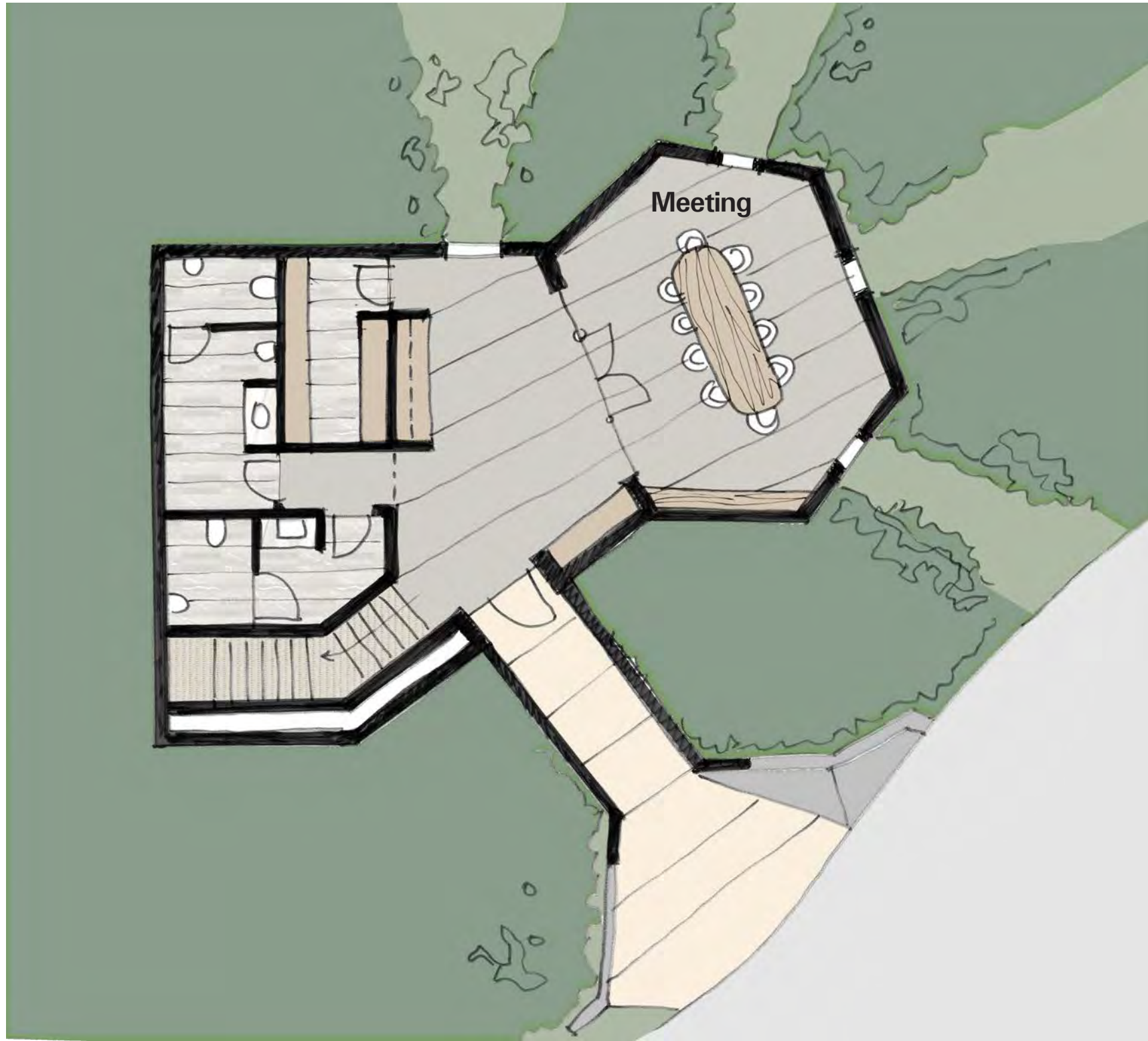
Meeting House/Yoga



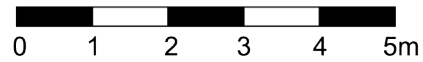
Ground Floor Plan - 150m²



Meeting House/Yoga

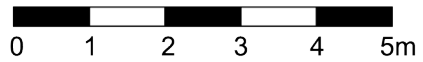


Basement Plan - 110m²





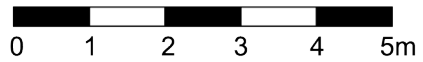
North Elevation



Meeting House/Yoga



South Elevation



Meeting House/Yoga







0 1 2 3 4 5m

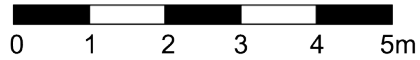
2 Key Chalet Floor Plan - 175m²

Hillside Garden Chalet



West Elevation





	ROOF & FASCIA - BRONZE COLOURSTEEL
	TIMBER WALL CLADDING
	SHEET METAL WALL CLADDING - BRONZE
	RAMMED EARTH WALLS - NATURAL
Materiality	

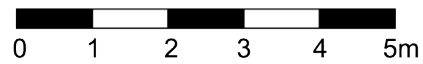


Hillside Garden Chalet



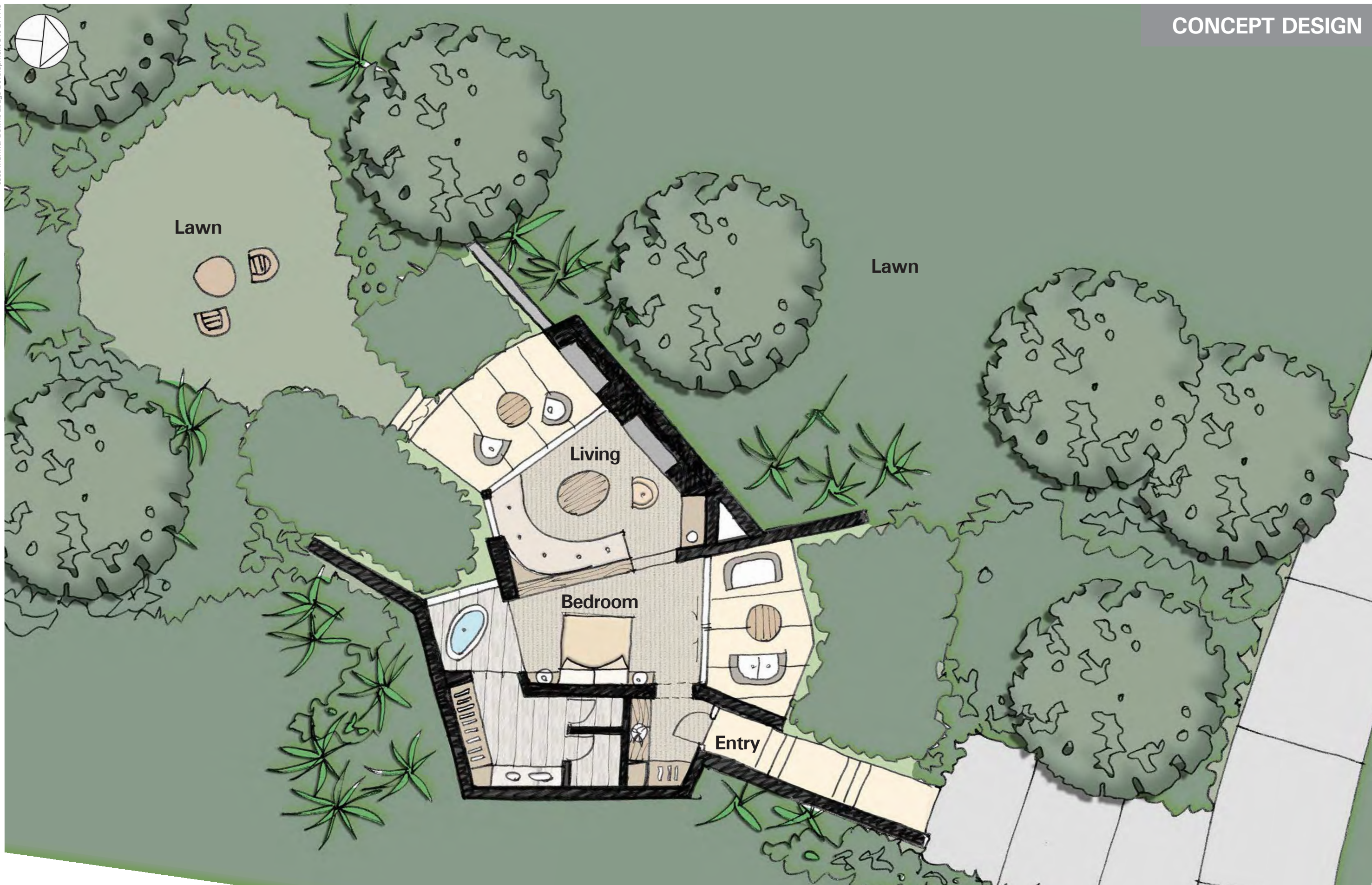
South Elevation

	ROOF & FASCIA - BRONZE COLOURSTEEL
	TIMBER WALL CLADDING
	SHEET METAL WALL CLADDING - BRONZE
	RAMMED EARTH WALLS - NATURAL
Materiality	



Hillside Garden Chalet

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1 Key Ground Floor Plan - 75m²

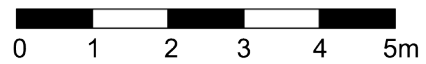
Hidden Hillside Retreat

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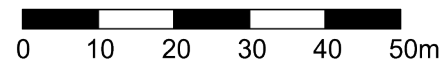
West Elevation

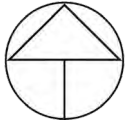
	GREEN ROOF
	BOARD FORMED CONCRETE
Materiality	





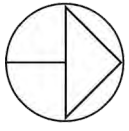
Common Area



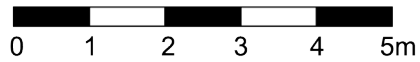


Retreat - Floor Plan - 480m²

Retreat Central Facilities



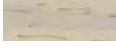


2 Key Retreat Suite - Floor Plan - 170m²





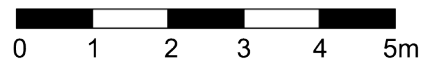
2 Key Retreat Suite - Elevation

	GREEN ROOF
	ROOF & FASCIA - BRONZE COLOURSTEEL
	TIMBER WALL CLADDING
	RAMMED EARTH WALLS - NATURAL
Materiality	

Retreat Suite






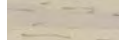
1 Key Retreat Cabin - Floor Plan - 75m²



Retreat Cabin







South Elevation

	GREEN ROOF
	ROOF & FASCIA - BRONZE COLOURSTEEL
	TIMBER WALL CLADDING
	RAMMED EARTH WALLS - NATURAL
Materiality	

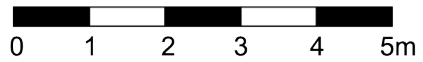




	GREEN ROOF
	ROOF & FASCIA - BRONZE COLOURSTEEL
	TIMBER WALL CLADDING
	RAMMED EARTH WALLS - NATURAL

Materiality

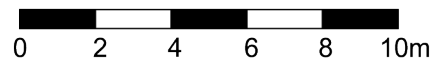
West Elevation



Retreat Cabin






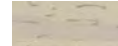
Lodge Residence - Floor Plan - 510m²



Lodge Residence



Cross Section

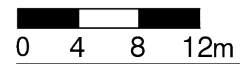
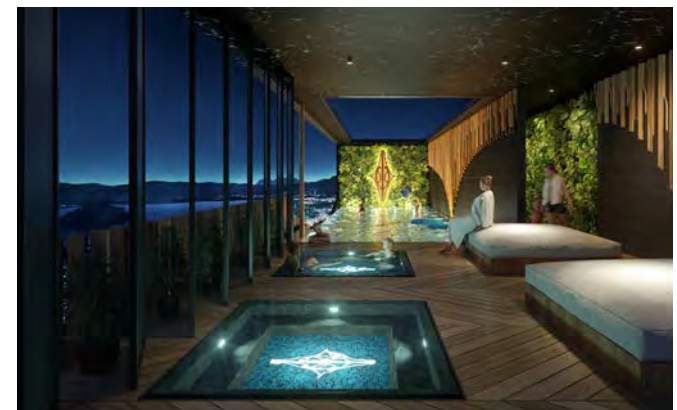
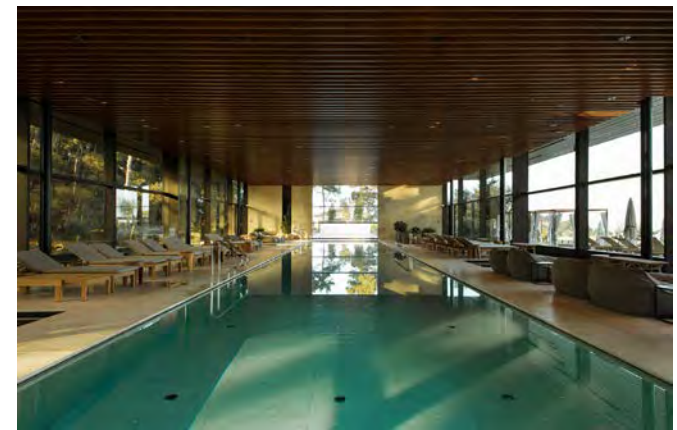
	ROOF & FASCIA - BRONZE COLOURSTEEL
	TIMBER WALL CLADDING
	SHEET METAL WALL CLADDING - BRONZE
	RAMMED EARTH WALLS - NATURAL
Materiality	



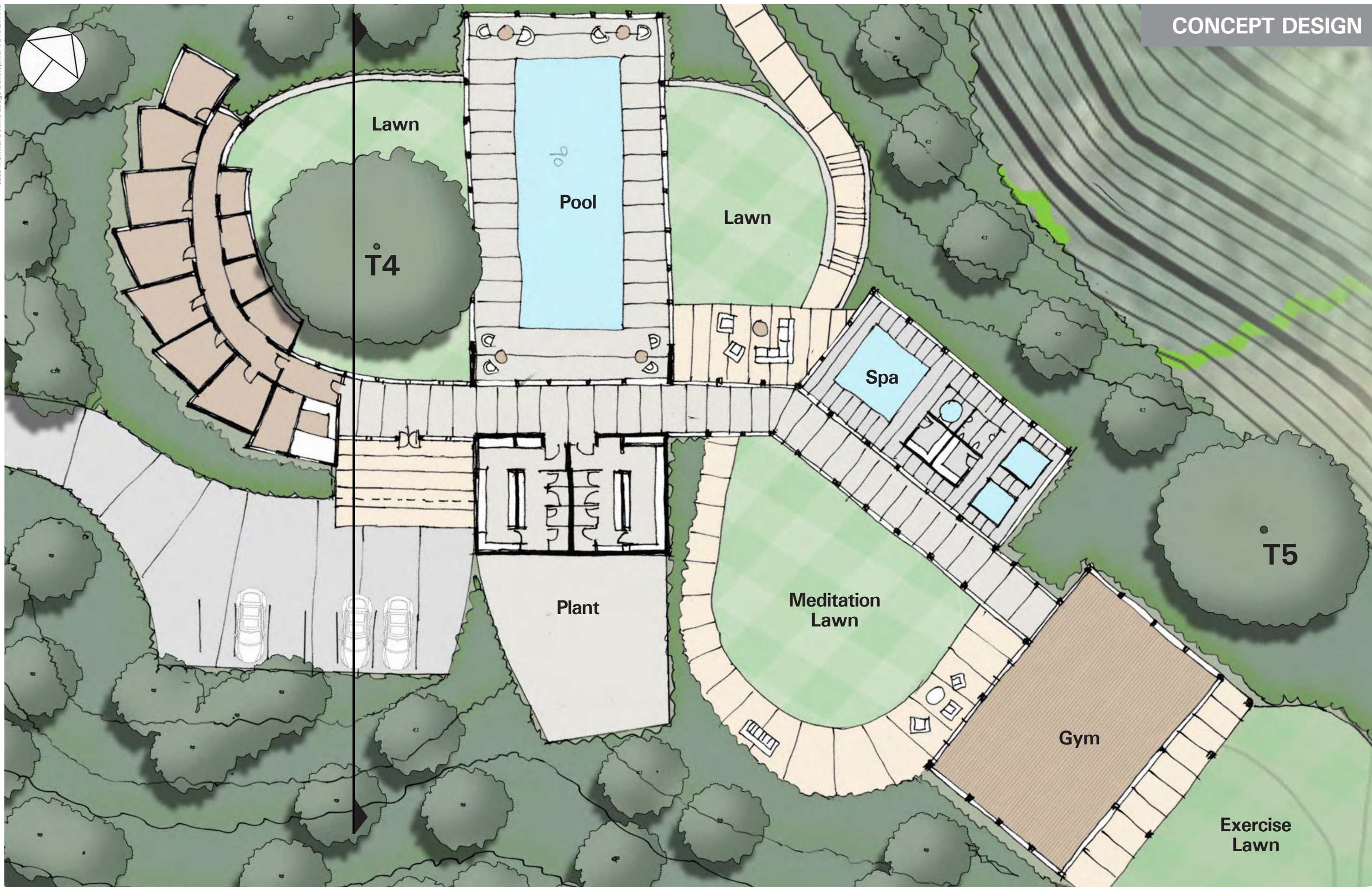
Lodge Residence



Wellness Centre - Floor Plan - 1415m²



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0 2 4 6 8 10m

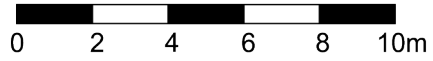
Wellness Centre - Floor Plan - 1415m²

Wellness Centre

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	ROOF & FASCIA - BRONZE COLOURSTEEL
	TIMBER WALL & CEILING CLADDING
	SHEET METAL WALL CLADDING - BRONZE
	RAMMED EARTH WALLS - NATURAL
Materiality	



Wellness Centre - Cross Section / Elevation

Wellness Centre



Muriwai Lodge



Matakauri Lodge



Kauri Cliffs



Cape Kidnappers

