

Appendix C – Architectural Package



CONCEPT DESIGN FOR
Tamahere Country Club
Stage 7 Extension



CONTENTS

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02	Proposed Site Plan
03	Site Areas
04	Site Location Plan
05	Typology A Floor Plan & Elevations
06	Typology B Floor Plan & Elevations
07	Typology C Floor Plan & Elevations



DESIGN STATEMENT

Project Description

The purpose of the Tamahere Country Club Stage 7 Extension design is to seamlessly extend the existing Tamahere Country Club and further establish a superior retirement living community. The extension will feature 25 villas.

Building Forms & Materials

Drawing inspiration from the existing village, the Tamahere Country Club Extension will incorporate gable forms throughout the village, reminiscent of traditional barn structures. This design choice not only pays homage to the local residential character of the area but also maintains consistency with the Sanderson Group's architectural style.

To establish a sense of hierarchy, the buildings have been strategically positioned across the site. The larger buildings are clustered together at the entrances of the village, creating a prominent focal point, while the smaller, single-storey structures are distributed throughout the rest of the site, away from the main facilities.

Careful consideration has been given to the selection of materials, taking into account both their visual appeal and their ability to withstand the local climate and weather conditions. The use of half-wide euro tray roofing contributes to the clean lines of the buildings and introduces distinct visual breaks in the repeated gable forms. This roofing style is implemented consistently across the larger buildings, promoting a sense of unity within the development.

Rusticated brick and cedar cladding have been chosen as the primary exterior materials, offering a diverse range of textures and creating an appealing contrast. These materials also serve to tie the various buildings in the village together, resulting in a cohesive and harmonious overall development.

Individual Villas

The Tamahere Country Club Stage 7 Extension will feature 25 standalone villas, offering a diverse mix of 2 and 3 bedroom homes. These villas are thoughtfully dispersed throughout the village, ensuring an even distribution. The sizes of the villas range from 180m² to 330m², providing a variety of living options to suit different preferences and needs.

The architectural drawings accompanying the project showcase various villa typologies, including examples of 2 and 3 bedroom layouts. Additionally, there is the availability of both single and double car garage options, catering to residents with different parking requirements.

In order to introduce visual variety and break the repetition of gable forms, the design incorporates carefully planned flat roof areas. These areas serve multiple purposes, such as creating pop-outs or defining entrance areas. These bespoke architectural details contribute to the overall streetscape by introducing variations along the streets and non-uniformity in the building facades, resulting in an aesthetically pleasing and dynamic environment.

Outdoor Areas

The site planning for the Extension prioritises outdoor areas that cater to a wide range of resident hobbies and interests. In addition to the wider site features the Extension includes an Arts & Crafts, an outdoor gym and a Health Spa.

Roading & Footpaths

A central boulevard extends through the existing site and will continue into the proposed extension. This road, intentionally wide, accommodates a central garden with amenity trees. It also features generous footpaths for walking and cycling, with space on either side for hedges and landscaping to delineate the outdoor areas of villas and buildings.

Access roads to the villas are designed to run east to west, perpendicular to the central boulevard. This orientation allows the houses to face north, maximizing sun exposure for each villa. Additionally, the villas are strategically set back from the road at varying distances, enhancing the overall streetscape.





Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive,
Tamahere, Waikato

Proposed facilities & nearby amenities

- 1 Arts & Crafts
- 2 Orchard





Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive,
Tamahere, Waikato

Site Areas

Stage 7 Extension

Site Area = 19,041m²

25 Villas = 5,500m² approx.

Ancillary Buildings = 75m² approx.

Total Building Area = 5,575m²

Impermeable Area = 2687m² approx.

Total Coverage = 8,262m²

43.3% coverage



SITE FEATURES



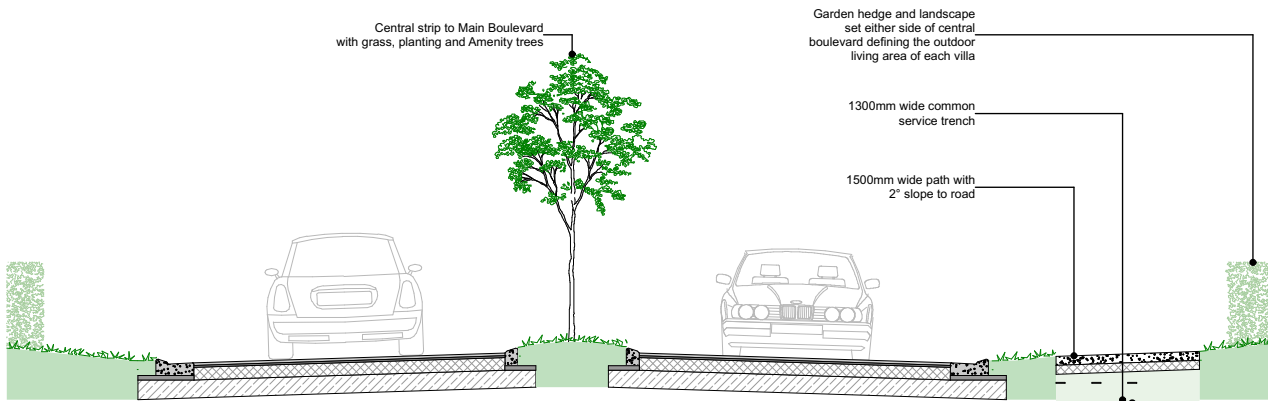
Typical Villa



Typical Landscaping



Existing Site with Proposed Extension Boundaries



Typical Boulevard





Floor Plan

Scale at A3 - 1:200

MATERIAL KEY



1. Vertical Shiplap Cedar



2. Rusticated Brick



3. Hinuera Stone



4. Half Eurotray Roofing



North Elevation

1:250



East Elevation

1:250



South Elevation

1:250



West Elevation

1:250



Tamahere Country Club

FINE RETIREMENT LIVING

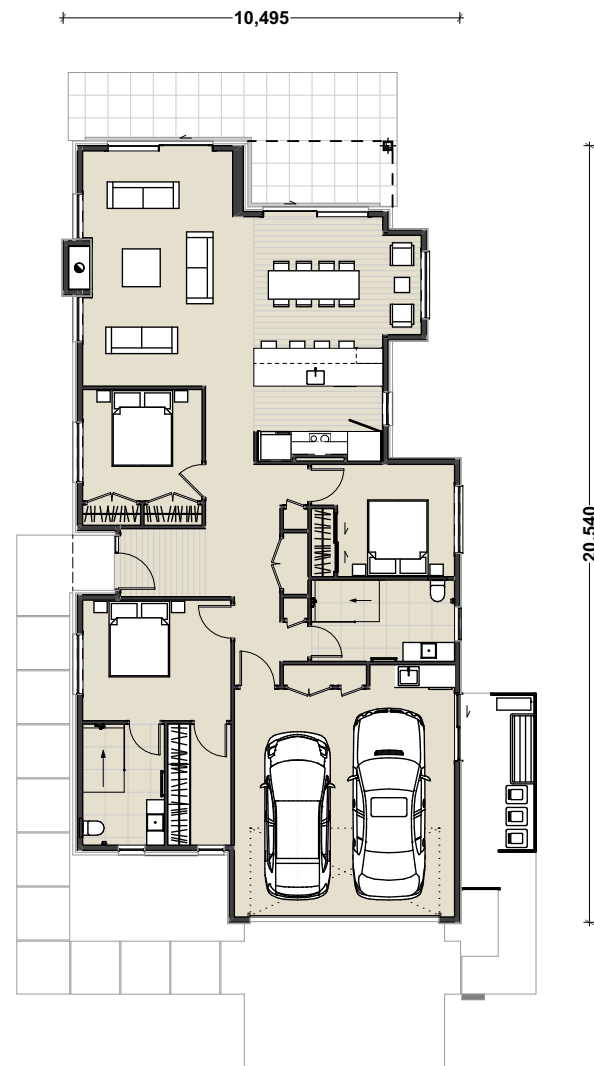
Typology 'A' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 232.20m²

Covered Area = 22.51m²

Total Area = 254.71m²



Floor Plan

Scale at A3 - 1:200

MATERIAL KEY



1. Vertical Shiplap Cedar



2. Rusticated Brick



3. Hinuera Stone



4. Half Eurotray Roofing



North Elevation

1:250



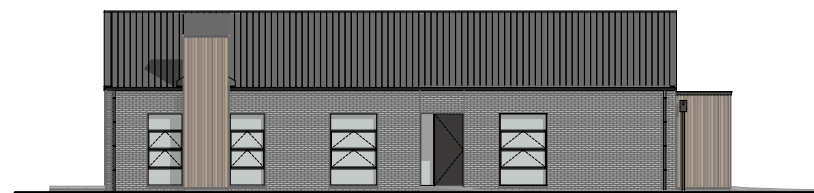
East Elevation

1:250



South Elevation

1:250



West Elevation

1:250



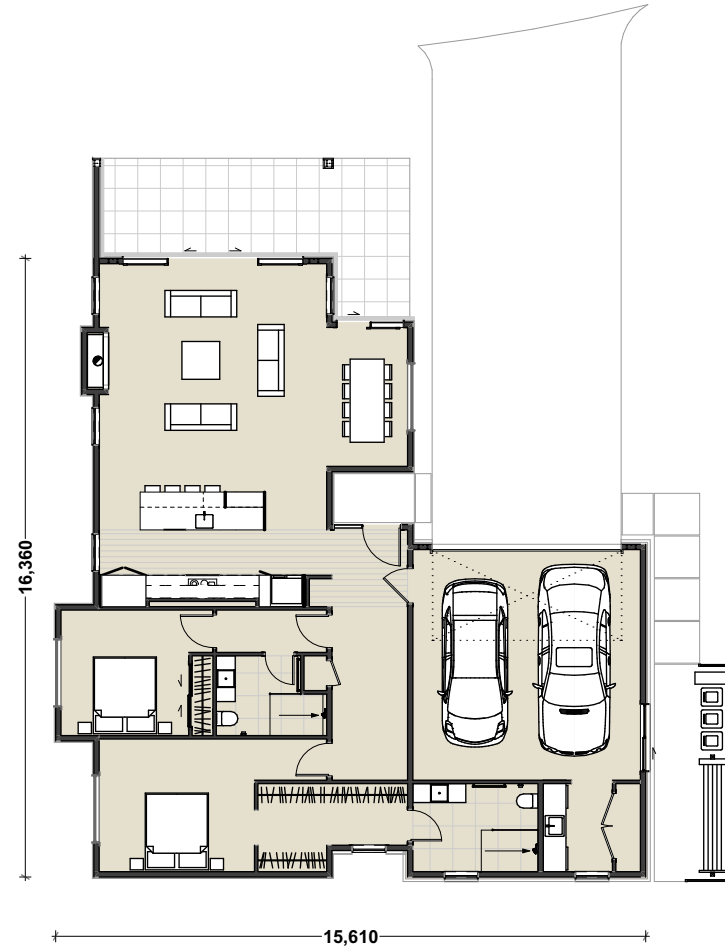
Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'B' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 179.63m²
Covered Area = 12.77m²
Total Area = 192.40m²



Floor Plan

Scale at A3 - 1:200

MATERIAL KEY



1. Vertical Shiplap Cedar



2. Rusticated Brick



3. Hinuera Stone



4. Half Eurotray Roofing



North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'C' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 188.49m²
Covered Area = 24.12m²
Total Area = 212.61m²

CONCEPT DESIGN FOR
Tamahere Country Club
Stage 6 Extension



CONTENTS

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03	Site Areas
04	Site Location Plan
05	Typology A Floor Plan & Elevations
06	Typology B Floor Plan & Elevations
07	Typology C Floor Plan & Elevations
08	Health Spa Plan & Elevations



DESIGN STATEMENT

Project Description

The purpose of the Tamahere Country Club Stage 6 Extension design is to seamlessly extend the existing Tamahere Country Club and further establish a superior retirement living community. The extension will feature 42 villas and a further 2 in the previously consented Stage 2 footprint.

Building Forms & Materials

Drawing inspiration from the existing village, the Tamahere Country Club Extension will incorporate gable forms throughout the village, reminiscent of traditional barn structures. This design choice not only pays homage to the local residential character of the area but also maintains consistency with the Sanderson Group's architectural style.

To establish a sense of hierarchy, the buildings have been strategically positioned across the site. The larger buildings are clustered together at the entrances of the village, creating a prominent focal point, while the smaller, single-storey structures are distributed throughout the rest of the site, away from the main facilities.

Careful consideration has been given to the selection of materials, taking into account both their visual appeal and their ability to withstand the local climate and weather conditions. The use of half-wide euro tray roofing contributes to the clean lines of the buildings and introduces distinct visual breaks in the repeated gable forms. This roofing style is implemented consistently across the larger buildings, promoting a sense of unity within the development.

Rusticated brick and cedar cladding have been chosen as the primary exterior materials, offering a diverse range of textures and creating an appealing contrast. These materials also serve to tie the various buildings in the village together, resulting in a cohesive and harmonious overall development.

Individual Villas

The Tamahere Country Club Stage 6 Extension will feature approximately 44 standalone villas, offering a diverse mix of 2 and 3 bedroom homes. These villas are thoughtfully dispersed throughout the village, ensuring an even distribution. The sizes of the villas range from 180m² to 330m², providing a variety of living options to suit different preferences and needs.

The architectural drawings accompanying the project showcase various villa typologies, including examples of 2 and 3 bedroom layouts. Additionally, there is the availability of both single and double car garage options, catering to residents with different parking requirements.

In order to introduce visual variety and break the repetition of gable forms, the design incorporates carefully planned flat roof areas. These areas serve multiple purposes, such as creating pop-outs or defining entrance areas. These bespoke architectural details contribute to the overall streetscape by introducing variations along the streets and non-uniformity in the building facades, resulting in an aesthetically pleasing and dynamic environment.

Outdoor Areas

The site planning for the Extension prioritises outdoor areas that cater to a wide range of resident hobbies and interests. In addition to the wider site features the Extension includes an Arts & Crafts, an outdoor gym and a Health Spa.

Health Spa

The proposed extension will also include a Health Spa, a stunning addition to the Tamahere Country Club village. This approximately 750m² structure, designed in harmony with the existing buildings, embodies the same architectural style and materials.

Designed for residents to step into a world of relaxation and rejuvenation with luxurious amenities within. Including a 25m lap pool, state-of-the-art gym, spa, sauna and hair salon to name a few.

The introduction of the Health Spa underscores our unwavering commitment to providing residents with a comprehensive lifestyle experience. It is our belief that this facility will elevate the Tamahere Country Club village, offering residents unparalleled opportunities for well-being and enjoyment.

Roading & Footpaths

A central boulevard extends through the existing site and will continue into the proposed extension. This road, intentionally wide, accommodates a central garden with amenity trees. It also features generous footpaths for walking and cycling, with space on either side for hedges and landscaping to delineate the outdoor areas of villas and buildings.

Access roads to the villas are designed to run east to west, perpendicular to the central boulevard. This orientation allows the houses to face north, maximizing sun exposure for each villa. Additionally, the villas are strategically set back from the road at varying distances, enhancing the overall streetscape.





Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive,
Tamahere, Waikato

Proposed facilities & nearby amenities

- 1 Health Spa
- 2 Outdoor Gym
- 3 Orchard
- 4 Walking Track
- 5 Protected Oak Tree





Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive,
Tamahere, Waikato

Site Areas

Stage 6 Extension

Site Area = 52,509m²

42 Villas = 9,240m² approx.

Ancillary Buildings = 750m² approx.

Total Building Area = 9,990m²

Impermeable Area = 8730m² approx.

Total Coverage = 18,720m²

35.6% coverage

Existing Stage 2 Extension

Site Area = 125,800m²

2 Additional Villas = 480m² approx.

Ancillary Buildings = 1,200m² approx.

Consented building coverage: 23,273m²



SITE FEATURES



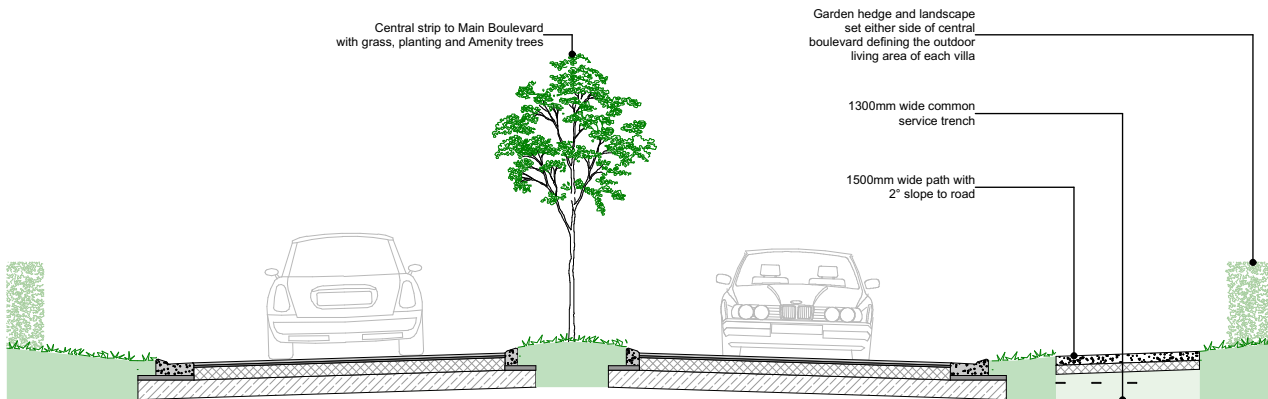
Typical Villa



Typical Landscaping



Existing Site with Proposed Extension Boundaries



Typical Boulevard





Floor Plan

Scale at A3 - 1:200

MATERIAL KEY



1. Vertical Shiplap Cedar



2. Rusticated Brick



3. Hinuera Stone



4. Half Eurotray Roofing



North Elevation

1:250



East Elevation

1:250



South Elevation

1:250



West Elevation

1:250



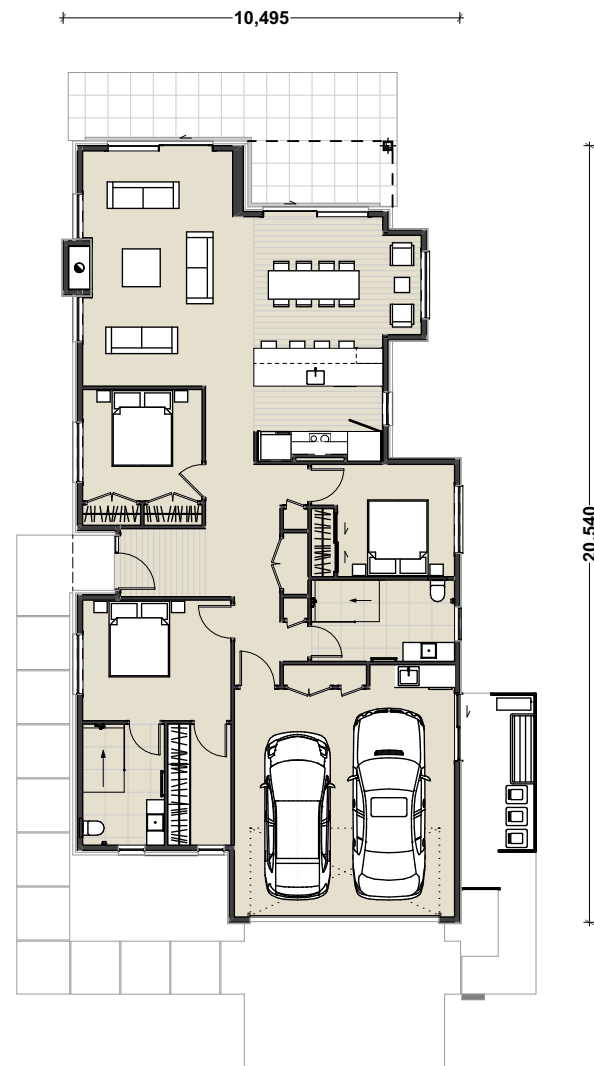
Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'A' Concept for Resource Consent

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Floor Area = 232.20m²
Covered Area = 22.51m²
Total Area = 254.71m²



Floor Plan

Scale at A3 - 1:200

MATERIAL KEY



1. Vertical Shiplap Cedar



2. Rusticated Brick



3. Hinuera Stone



4. Half Eurotray Roofing



North Elevation

1:250



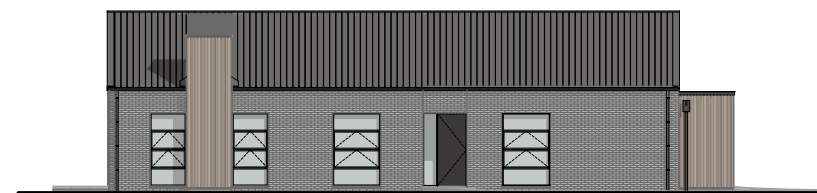
East Elevation

1:250



South Elevation

1:250



West Elevation

1:250



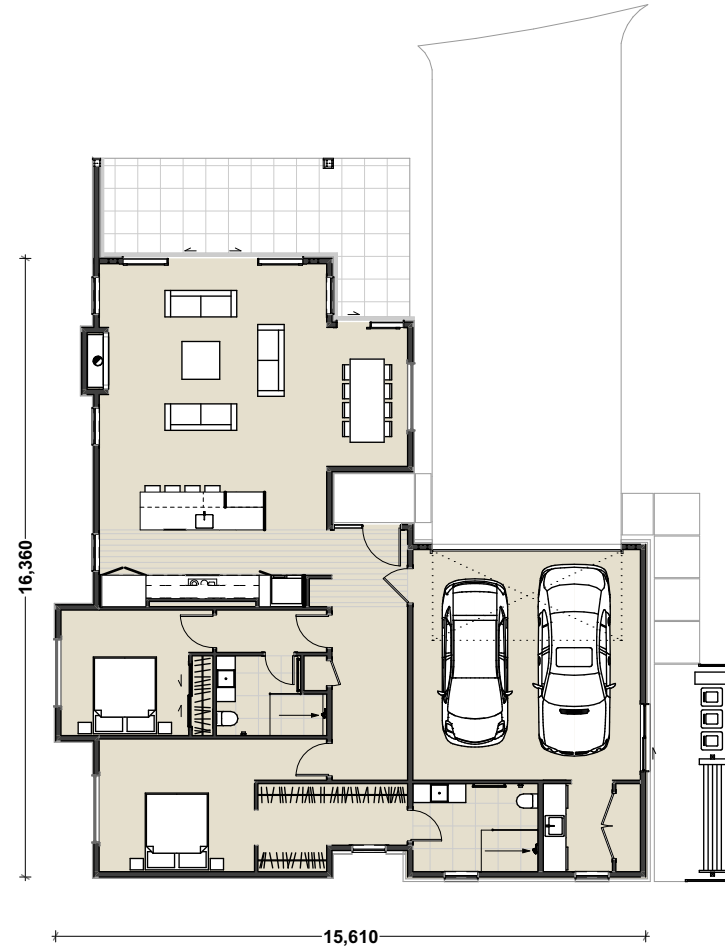
Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'B' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 179.63m²
Covered Area = 12.77m²
Total Area = 192.40m²



Floor Plan

Scale at A3 - 1:200

MATERIAL KEY



1. Vertical Shiplap Cedar



2. Rusticated Brick



3. Hinuera Stone



4. Half Eurotray Roofing



North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'C' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 188.49m²
Covered Area = 24.12m²
Total Area = 212.61m²



Tamahere Country Club

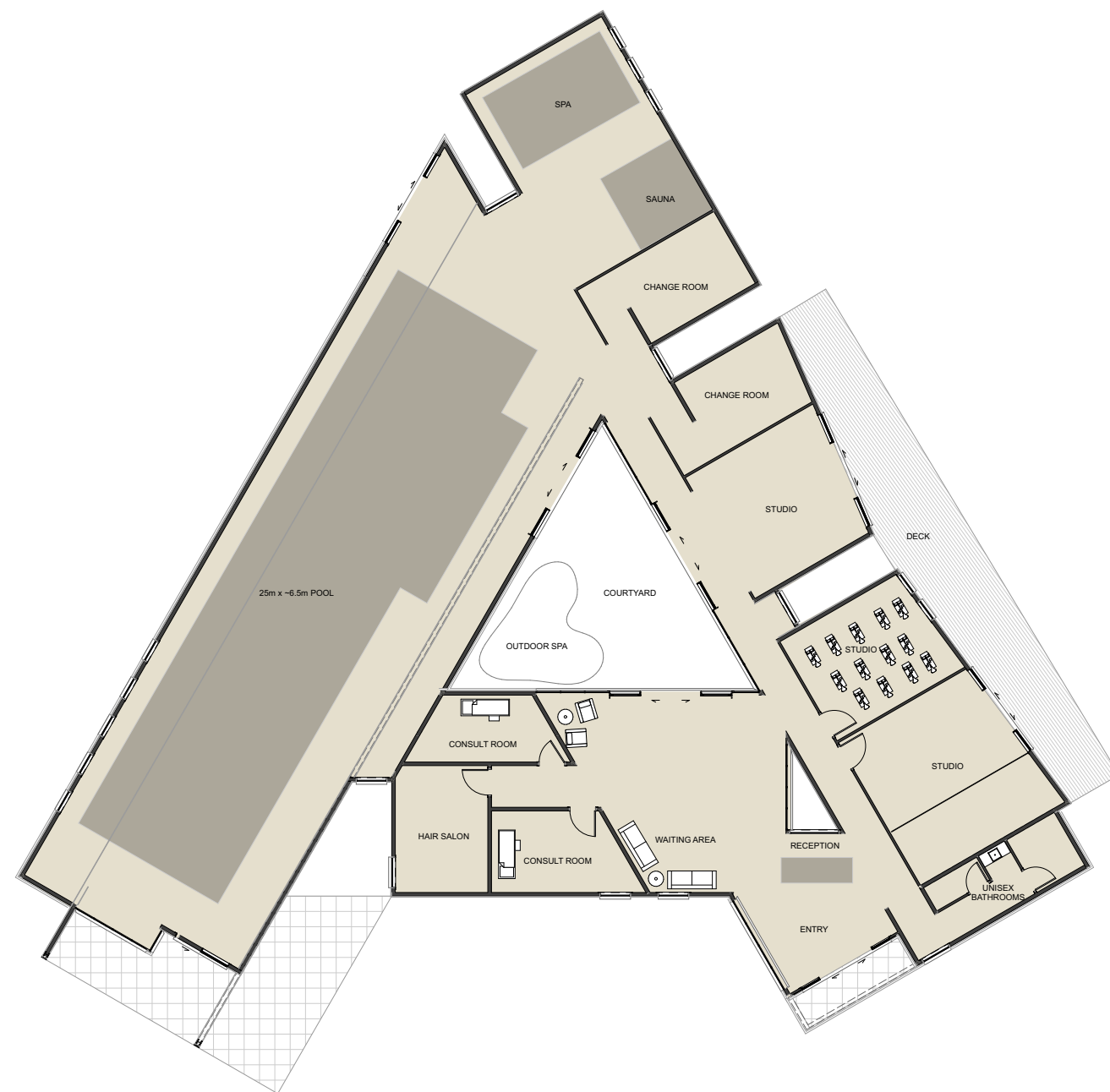
FINE RETIREMENT LIVING

Health Spa Concept for Resource Consent

Floor Area = 730.00m²

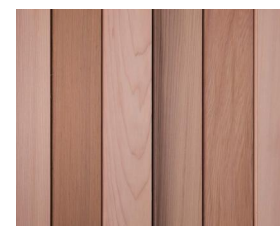
Covered Area = 20.00m²

Total Area = 750.00m²



Floor Plan

MATERIAL KEY



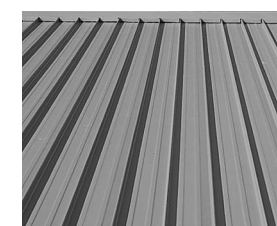
1. Vertical Shiplap
Cedar



3. Hinuera Stone



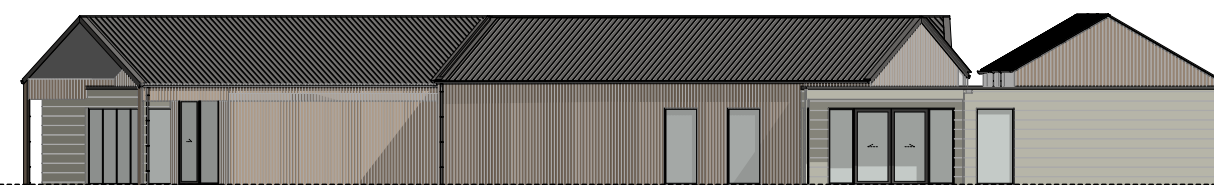
2. Rusticated Brick



4. Half Eurotray
Roofing



East



South East



South West



West