

artist impression only



# 00 hello.

## About this document

This document is an architectural presentation by Kylie Grey. These architectural concepts have been designed for our client Hopper Developments Ltd.

This presentation showcases two residential architectural concepts for the Hammerhead sites, Pauanui Waterways. One concept is for Lot 173 and one is for Lot 176.



## About The Designer - Kylie Grey

I first worked with Hopper Developments in 2015. Together we designed a Canal Front Show Home which aimed to promote the Marsden Cove Waterways Development. The design value in this project was realised when Marsden Cove Ltd sold the architecturally designed home soon after. This home won two Gold Master Builder Awards, Auckland 2017.

Since then, I have been involved in a number of architectural canal front projects. I believe we can design better homes for our New Zealand waterways and beach locations. Architectural design should respond to both its site, and the lifestyle and desires of its' occupants. There is so much added potential when we respond to the uniqueness that canal living has to offer.

In our downtime we holiday in, and around Hopper Waterways. Our boat lives on a jetty in the canal.

I have a Bachelor Degree in Architecture (Hons). I collaborate with Engineers, Architects and Architectural Designers when required. Please contact me if you are interested in having a chat about a design of your own.

 **HOPPERS**



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The Hammerhead Pauanui Waterways

# contents.

## 01 The Site

## 02 Architectural Concepts

## 03 Lot 176

Canal View  
Roadside View  
Site Plan, Floor Plan, First Floor Plan  
North West Elevation

## 04 Lot 173

Canal View  
Roadside View  
Site Plan and Floor Plan  
North West Elevation



# 01 The Hammerhead Pauanui Waterways the site.

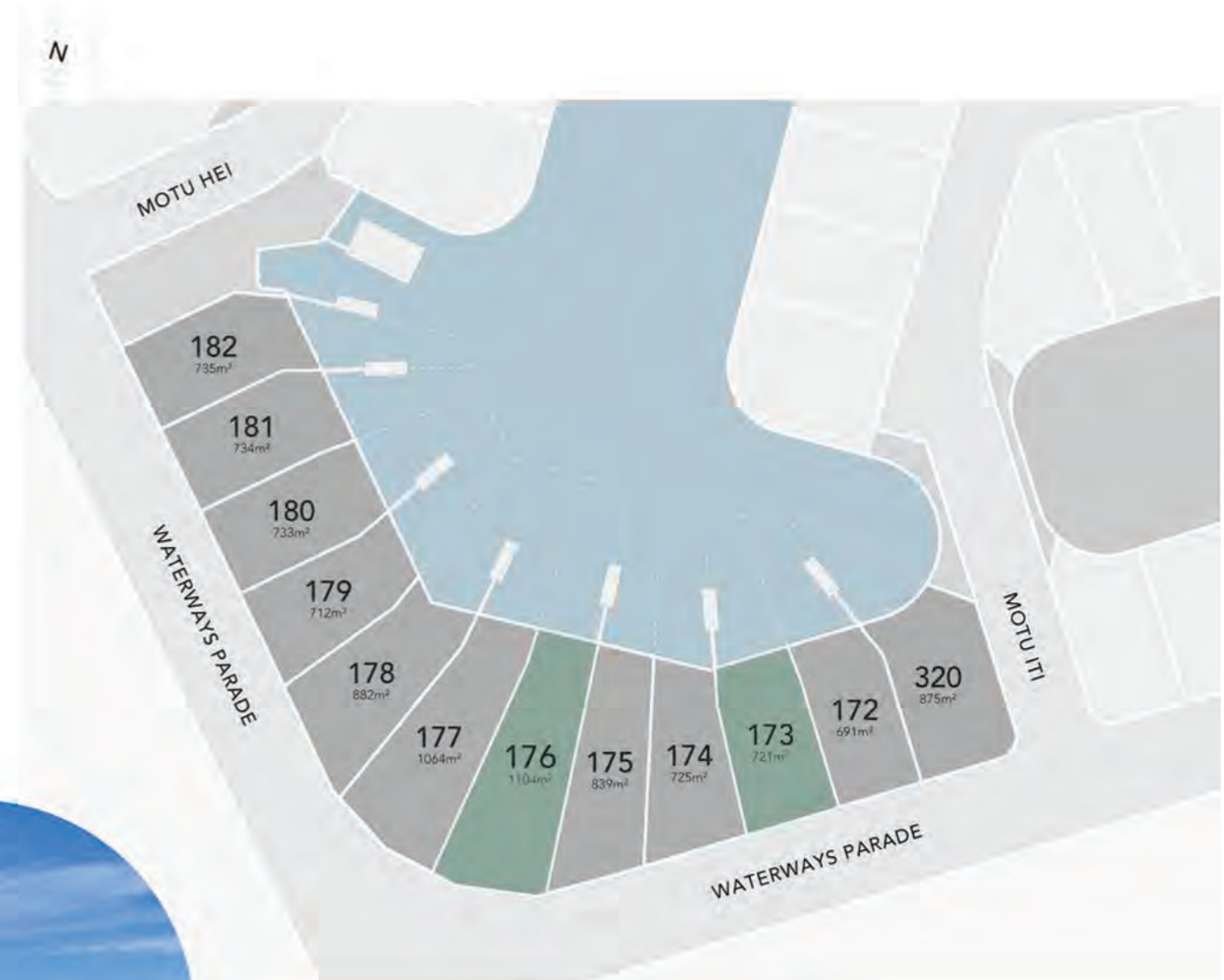
This development is the very last of Pauanui Waterways. Since its conception in 1993 the Pauanui Waterways subdivision has flourished into a truly remarkable and unforgettable destination. Complementing this unique coastal development are the properties located on the Waterways, having incorporated a diverse range of architectural housing and landscaping, adorned with private jetties designed for boats, jet skis, and many other water toys.

The last waterfront sections have sold, with a small parcel of land, named "The Hammerhead" reserved for future canal front sections.

Reference: <https://www.pauanuiwaterways.co.nz/about>

"Pauanui represents the finest in coastal living. We pride ourselves on delivering an environment that offers its residents a totally unique lifestyle."

Reference: <https://www.pauanuiwaterways.co.nz/about>



Presentation

# 02 architectural concepts.

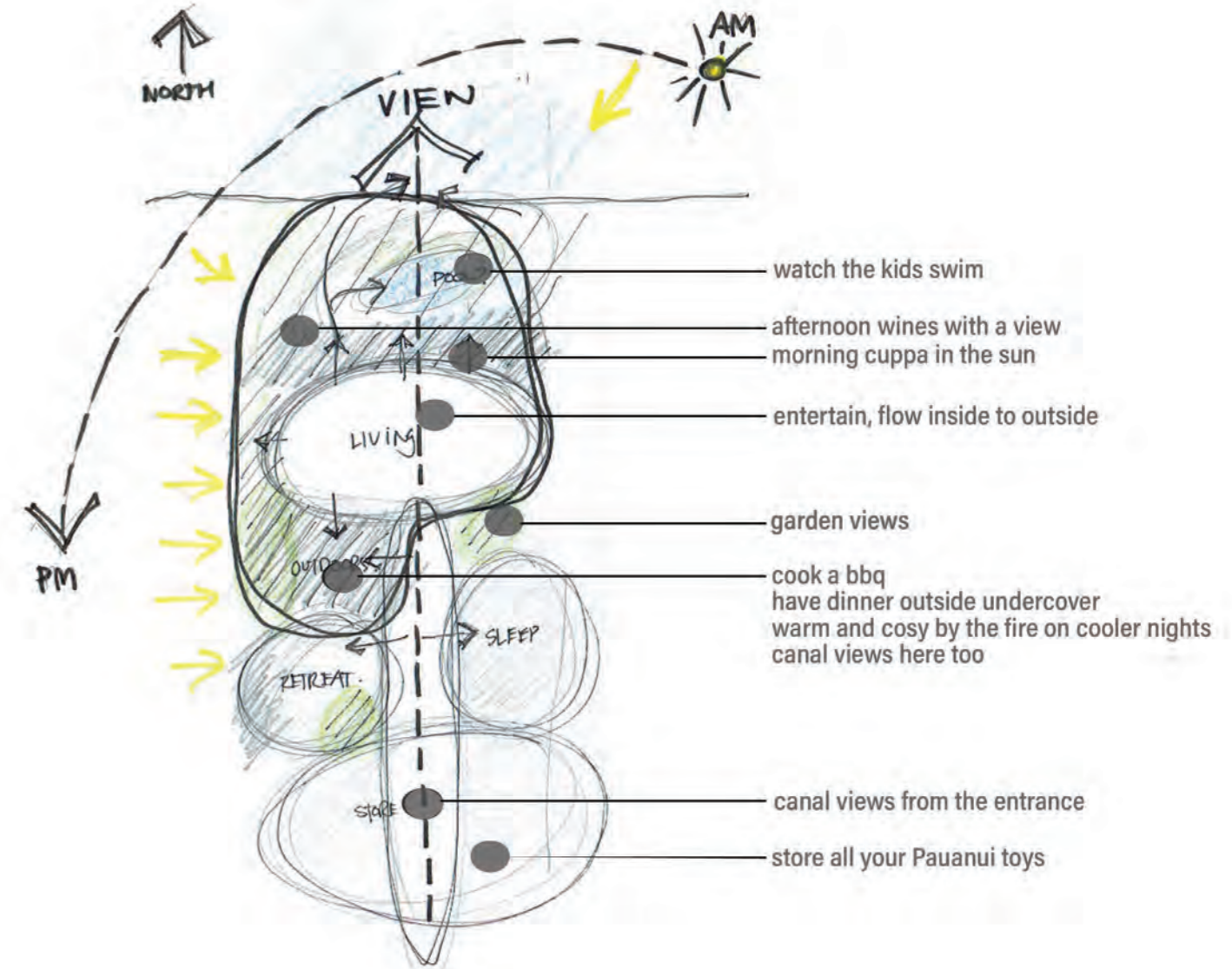
The Hammerhead Pauanui Waterways  
Lot 173 and 176

This document is an architectural presentation by Kylie Grey designed for Hopper Developments Ltd. It showcases two residential architectural concepts for the Hammerhead sites, Pauanui. Waterways. One concept is for Lot 173 and one is for Lot 176.

These sites offer purchasers the option of utilising two separate build platforms, a garage platform and house platform. Here, we explore two ways a purchaser may utilise the road frontage. We also look at two ways the canal frontage can be designed for canal living at its' best.

**We are designing for a holiday lifestyle on the waterways.....**

- It's hot and sunny, where will you sit and drink your wine in the afternoon sun?
- How will your guests have the very best Waterways experience from the moment they are welcomed?
- It's a little breezy today, but you still want to sit outside and see the canal, where will you shelter?
- What building materials reflect canal living and the surrounding location?
- Where will you park your jet ski and caravan?
- Having a day out on the water, how do you load all your picnic things and boat toys with ease?
- You want to watch the kids fishing off the jetty, will you be able to see them?



# The Hammerhead Pauanui Waterways

## 03 Lot 176.

North-facing  
1104sqm  
Garage Build Platform, Main Build Platform  
8m Canal Yard, 5m Garage Yard, 1.5m Side Yards  
45% Site Coverage  
8m Max Height  
Daylight Angle 3m/45 degrees

Large 2 Storey home  
Large Entertainment Living Space (Kitchen/Dining/Living)  
2nd Lounge/Media Room  
5 bedroom/4 ensuite including luxurious Master Wing with Canal Views  
Study/Gym or 3rd Lounge  
3 Car Garage and Workshop or Boat Garage  
Extra Parking  
Extensive Outdoor Living -  
Sheltered Covered Courtyard, Swimming Pool and Pool Deck

### Dream big here!

Design opportunities for this site are extensive. At a large 1104sqm this north facing site lends itself to a generous sized architectural home.

Indoor outdoor flow is paramount to this beautiful site. You arrive and head up the driveway. Lush landscaping leads you along a path to undercover a stunning pivot door. An expansive entrance hits you. These instant canal views draw you further into this home. Journey towards the canal and entertainment spaces. Feature gardens to each side draw your eye, bringing outside in. A floating staircase hangs to one side. A sheltered outdoor room is perfectly sited for afternoon BBQ's and pizza fires. Then, surrounded in floor to ceiling canal views, with high ceilings, the large kitchen and entertainment space is front and centre to your Pauanui Waterways lifestyle.

The canal frontage features not only the waterway itself to swim in but also a swimming pool. There is a seamless transition from living to the outdoors. Sit and enjoy your morning cuppa bathed in sunlight. Head down a few steps to the pool deck or further down to your very own boat jetty. A ramp offers an alternative way to access your jetty, don't forget your picnic basket.

The north-west facing side yard has room for lush tropical gardens and games of Kubb with the family. There is room for a private courtyard too, for all your outdoor cooking and entertaining needs.

Store a trailer boat, caravan, or a classic car, no problem. There is room for all of your Pauanui toys! Two separate garages (one single, one double) and extra parking is plentiful. The garage sits on the lower build platform. It is just three steps up to the main site level where the remainder of the home is sited.

The south-east yard offers opportunity for veggie gardens just outside your kitchen window. There is canal access here. After a swim, head straight to either your indoor or outdoor shower. A large screened area can keep a garden shed and all service equipment out of sight.



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Site Plan & Floor Plans  
03 **lot 176.**



Site Plan & Ground Floor Plan

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North West Elevation  
03 **lot 176.**

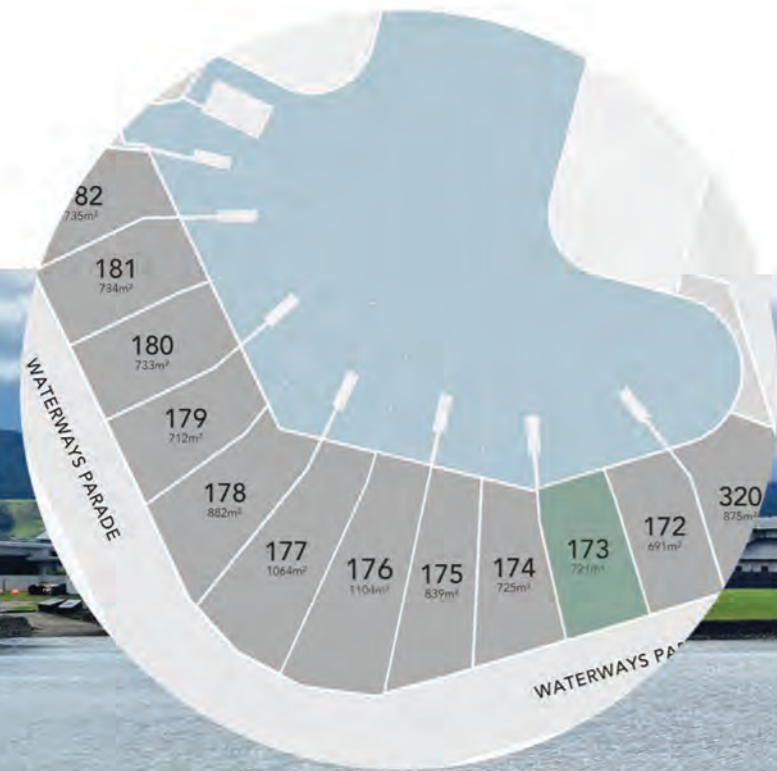


# The Hammerhead Pauanui Waterways

## 04 Lot 173.

North-facing  
721sqm  
Garage Build Platform, Main Build Platform  
8m Canal Yard, 5m Garage Yard, 1.5m Side Yards  
45% Site Coverage  
8m Max Height

1 level home  
Wide Canal Frontage  
2x Living Spaces  
4 bedroom/2 Ensuites including large Master  
Powder Room  
Study  
Oversized 2 Car Garage/Boat Garage  
Extensive Outdoor Living -  
including Sheltered Covered Courtyard



### Coastal holiday living!

This is a 721 square metre site with a north facing canal frontage.

This design concept showcases a single level home. A wide canal frontage means there are canal views from the kitchen, dining and living, as well as a master bedroom. High ceilings and floor to ceiling glass maximise canal views.

The media room looks through the courtyard garden and main living spaces to the canal. An oversized double garage has the length to store a trailer boat or extra Pauanui water toys. Coastal living is at the forefront of all design decisions for the Lot 173 concept design.

As you walk along the Coromandel's beautiful beaches, Kiwi baches peek out over the sand dunes to say hello. A-frames, original low pitched shacks, or newer homes built across the generations play 'hide or peek'. The idea of 'peeking baches' provided inspiration for the angular roof forms expressed here. Roofs peek out as you experience this design from different vantage points.

Lush gardens and clever landscaping blur the boundary between inside and out. Landscaping is once again underpinned by a connection to the beach and how a house may be intertwined with its surroundings.

The are split level decks to the canal frontage. An outdoor lounge provides a front and centre entertainment spot. This is all just a few steps away from your very own boat jetty. A ramp offers an alternative way to access your jetty and load your paddle board onto the boat. A garden to the north west forms an outdoor room vital to canal living.

The master wing is luxurious, expanding and contracting with sliding walls to the oversized walk n robe and bathroom. The bathroom opens to the bedroom to offer views to the canal and assimilate that coastal retreat feel.

Building materials have been kept to a simple and modern coastal palette. Think light. Think bright. Think white.

thank you.



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