



# TIROMOANA

AKAROA

## HOUSE & LAND PACKAGES

### ARCHITECT'S DESIGN STATEMENT FOR THE RESIDENCES

'The design of the building types results from an analysis of the landform and its orientation towards views and sun, vehicle and pedestrian movement and consideration of the types of houses built adjacent to the site and beyond. On the crest of the hillside above the new road there will be two groups of three residences. These houses are designed as two level dwellings above basement car parking.

Terraces above the basement will be sunny and provide views to the harbour. The remaining residences are orientated to the north and in a very private, sheltered, yet sunny part of the site. Two building types are proposed stepping gently in elevation, both varieties having two levels and access to a private boat parking facility.'

*Alec Bruce, Wilkie & Bruce Registered Architects Ltd*



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## RESIDENCES

Pakakē, Tūpoupou and Wheke residences will be clad in linea weatherboards detailed in a similar way to original weatherboard construction around the township, colours will be light. Takaroa and Rimurapa will be brick clad providing a low maintenance option for homeowners but use of finishes and textures still create an informal rustic colonial effect. All residences have three bedrooms, two bathrooms and internal access to their garage. Takaroa residences also have space in the area above the garaging which could be used as a fourth bedroom, study or storage.

