

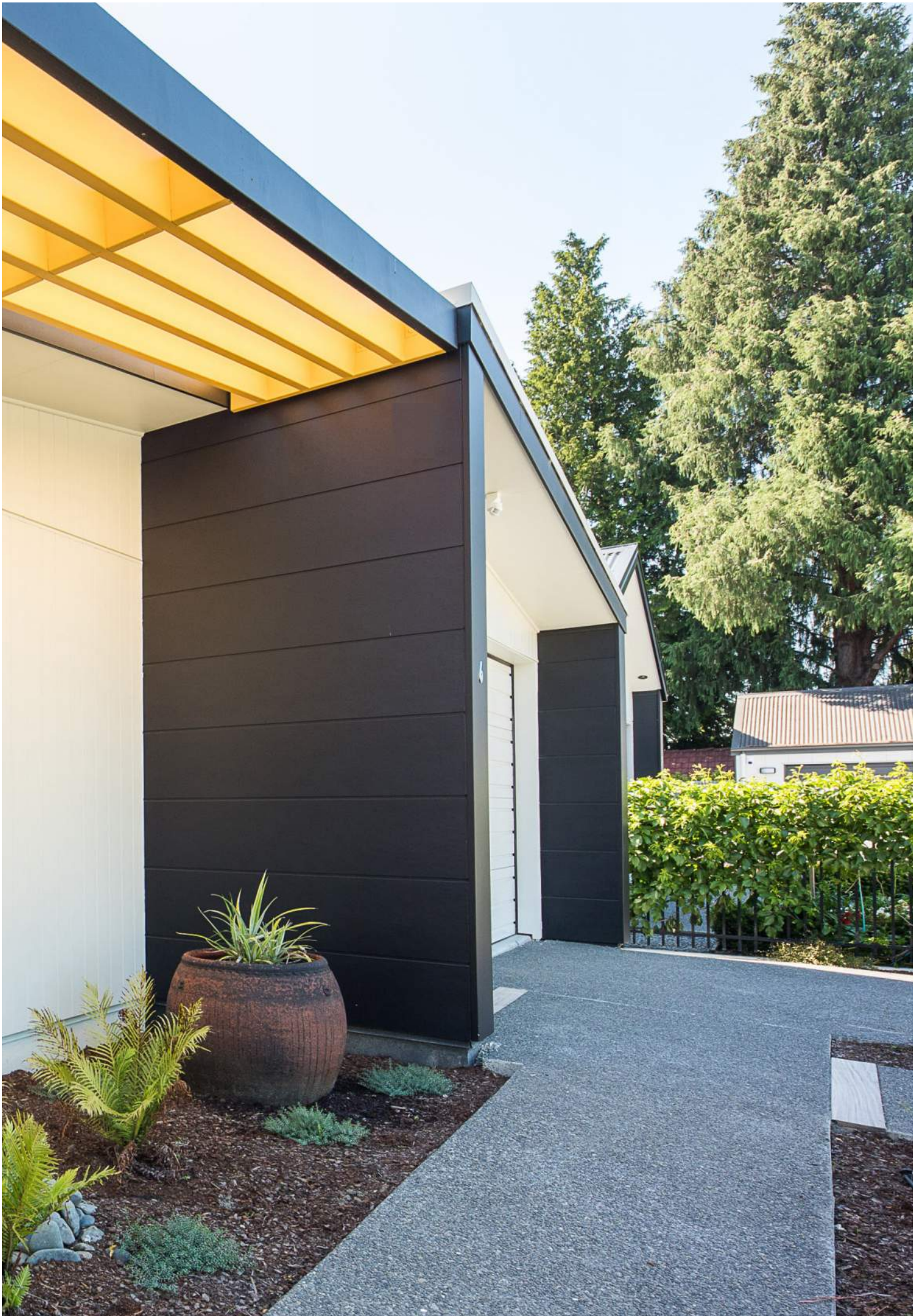
MINOR DWELLINGS

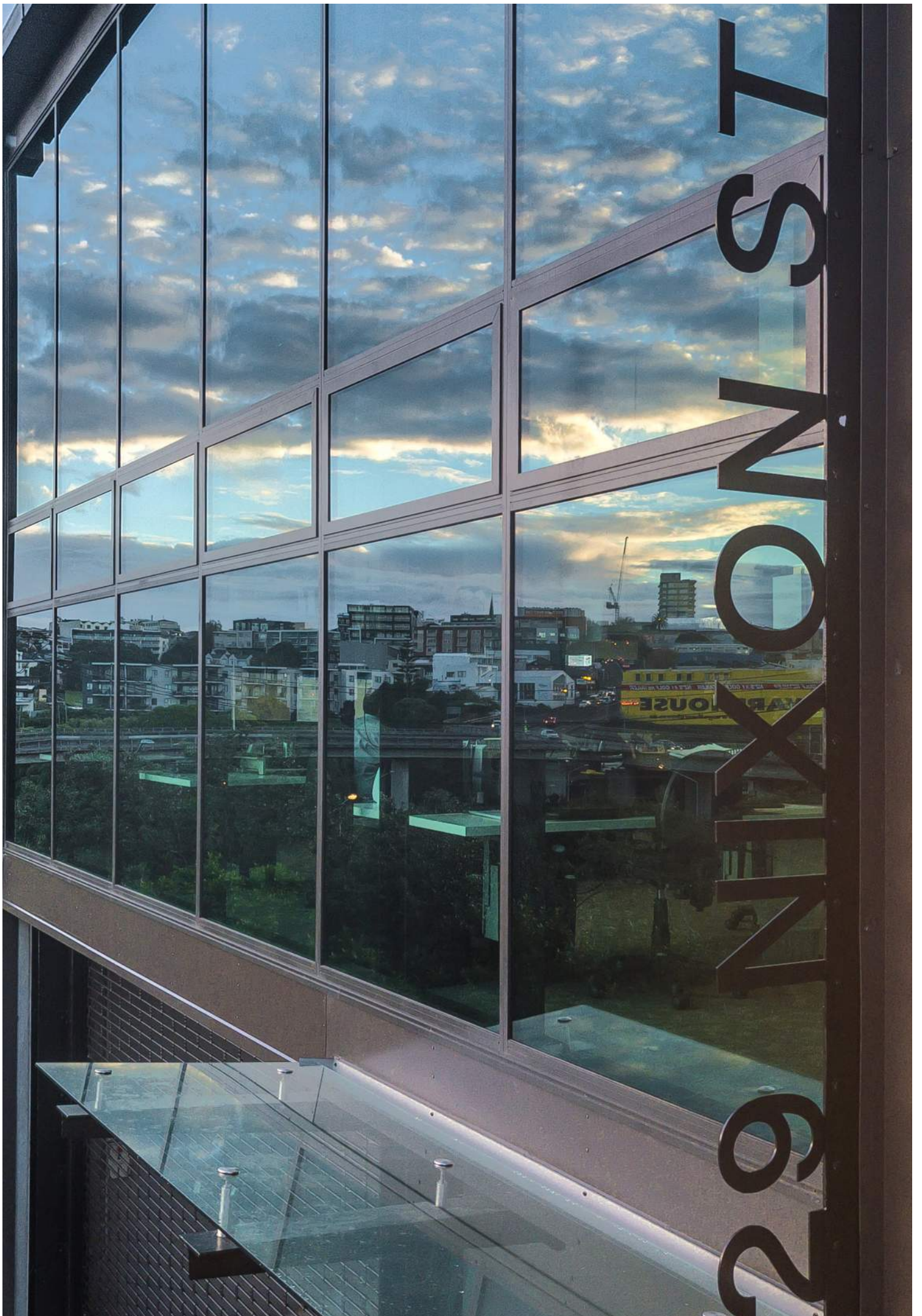


Creative Arch **Minor Dwellings**

Stylish.Liveable.Affordable.







CREATIVE ARCH

RESIDENTIAL

Creative Arch is an award-winning, multi-disciplined architectural design practice, founded in 1998 by Architectural Designer/Director Mark McLeay.

HOLIDAY HOMES

Today, the company is led by Mark and Directors Mark Callander, Sam McCabe, Tony Rowell and Bo Wang.

ALTERATIONS

Creative Arch is a NZRAB Registered Practice.

ADDITIONS

DEVELOPMENTS

The range of work at Creative Arch is as diverse as our clients, encompassing residential homes, alterations and renovations, coastal developments, subdivision developments, and commercial projects.

HOTELS

The team at Creative Arch is a group of talented professional architects and architectural designers, with a depth of experience, from a range of different backgrounds and cultures.

APARTMENTS

Creative Arch is client-focused and committed to providing excellence in service, culture, and project outcomes.

COMMERCIAL

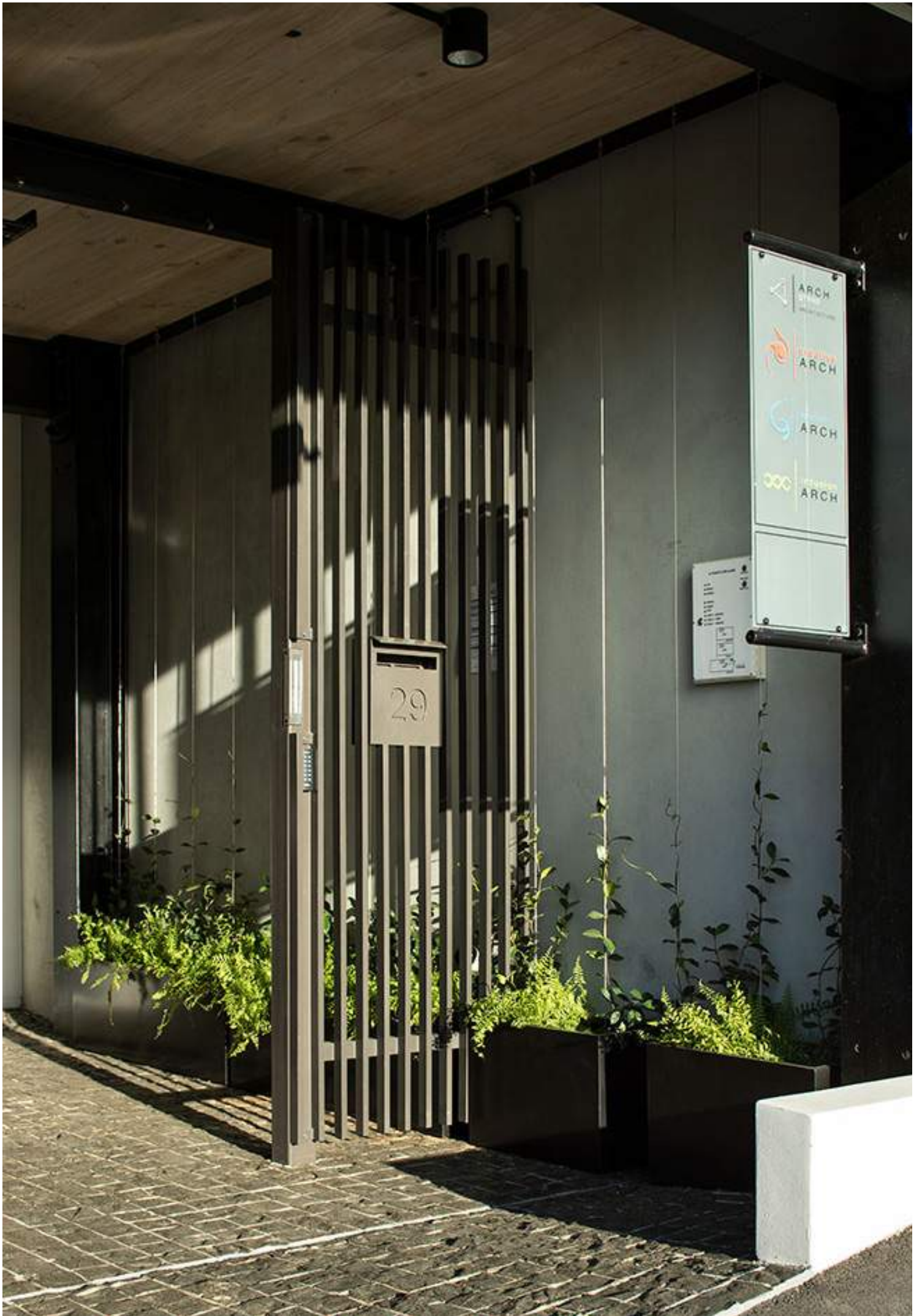
We believe in collaboration – experience teaches us that the most successful architectural design projects are the ones where the client is committed to excellence and teamwork.

RETAIL

REMEDIAL

We work alongside clients throughout the process from initial briefing to developing the design, through to the consenting process, to building and final completion.





PRACTICE

VALUES

Client service is our number one priority. Creative Arch is here to match the ambition, and support the realisation of the vision of our clients. In making dreams a reality, we take time to listen to gain an understanding of needs. We offer ideas and work collaboratively to achieve the desired result.

Our architectural values include a strong emphasis on a team approach and our adherence to our points of culture.

VISION

Our vision is to be New Zealand's leading architectural business that delivers award-winning designs to meet the needs of our clients, by developing creative solutions in design and environment, resulting in a positive contribution to our society.

MISSION

To provide creative and innovative design outcome, committed to design excellence, supported by exceptional services that meet our clients' architectural needs. Furthermore, to establish lasting relationships and provide a successful and rewarding experience on every project, for all those involved.

QUALITY ASSURANCE

Any design project is a complicated undertaking, with a multitude of tasks and issues to be resolved. We believe in collaboration. Experience teaches us that the most successful architectural design projects are the ones where the client is committed to excellence and teamwork.

A particular strength, is our ability to add value to the process by creating distinctive work for our clients, on schedule and on budget. Our work is based on the simple premise that quality design directly improves the way we live.

Our business is committed to creating distinctive and innovative architecture that ultimately enriches the lives of those who inhabit it.

We believe in the power of design. It has the ability to improve the experience for people, but also to add value, financially for our clients.

DESIGN PHILOSOPHY

Our philosophy is to ensure the process of architectural design and construction is an enjoyable experience for both client and Creative Arch, and then ultimately to fulfill the client's vision by creating unique solutions that respond to their specific needs, budget and schedule.

We believe in designing environmentally sustainable buildings, those that suit the contours of the land, optimising daylight, sunlight, and outlook. These are the elements which impact on the economic costs of building, the ongoing energy costs, comfort and efficiency of the architecture when completed.

ENVIRONMENTALLY SUSTAINABLE DESIGN

Creative Arch is a member of the New Zealand Green Building Council, and this commitment extends to all aspect of Creative Arch's processes. We encourage our clients to follow all initiatives introduced by the Green Building Council and Homestar Programme. Creative Arch has also invested in the training of staff members in green initiatives.

NZARB REGISTERED PRACTICE



**Te Kāhui Whaihanga
New Zealand Institute
of Architects
Practice 2026**

CELEBRATING 25 YEARS IN BUSINESS
WAIHEKE ISLAND 2023



OUR TEAM



MARK MCLEAY

Director

Mark is the Managing Director of Creative Arch, which he founded in 1998.

Mark has steered Creative Arch since its inception, building the team who have helped to shape it into the award-winning, multi-disciplined practice it is today.

For Mark, successful design is timeless and striking, yet functional. He finds true enjoyment in collaborating closely with a client to achieve their vision and achieving outcomes beyond expectations.

Away from the office, Mark loves to explore and travel with his family. He is heavily involved with the Mount Albert Rugby League Club, which he has been a member of for most of his life.



MARK CALLANDER

Director
Registered Architect

Mark is a Registered Architect with over 25 years' experience in the industry. Mark has designed several award-winning homes, and now heads Resolution Arch, the company founded in answer to New Zealand's leaky building crisis.

Today, Mark leads large, complex remediation projects from concept through to construction. He is highly skilled technically, with a particular talent for solving difficult problems with creative and practical solutions. Mark believes good design genuinely improve people's lives, which is particularly true in remedial projects.

Mark is a Westie at heart – he loves the West Coast beaches, as well as football and travelling with his family.



BO WANG

Director

Bo is an Architectural Designer with over 16 years' experience across residential, remedial and commercial projects.

Bo leads Infusion Arch, with a focus on multi-unit development and residential projects. His expertise lies in creating thoughtful, efficient designs within site restraints. For Bo, there's great satisfaction in the creative and collaborative process of design; solving problems, thinking through every detail and watching a project come to life.

Originally from China, Bo's understanding of both Eastern and Western cultures shapes his architectural practice, and allows him to work closely with the Asian community in a New Zealand context. He loves to spend time with his family, and finds inspiration in experiencing new cultures.



SAM McCABE

Director

Sam is an Architectural Designer with over 25 years' industry experience. Today, Sam leads Creative Arch's residential projects – from community and terraced housing to high end new builds and renovations.

With his background in construction and a creative, distinctive design style, Sam has been responsible for numerous award-winning projects. Architecture has always been Sam's passion, and he genuinely believes that design can positively impact communities and the environment. He thoroughly enjoys helping clients achieve their dream.

When not designing, Sam and his family can be found by the water, camping, swimming and enjoying the outdoors.



TONY (FUAMAILA) ROWELL

Director
Registered Architect

Tony is a Registered Architect with close to 20 years' experience in New Zealand, and the wider Pacific.

Experienced in all phases of design, from project inception to construction completion, Tony draws on his technical, social, and cultural expertise to empower communities to play a pivotal role in shaping the collaborative design process for spaces that serve their needs and reflect their identity. Tony's experience in architecture has reinforced a belief that people are the epicentre of meaningful design; how we live, how we interact, and the spaces we inhabit.

Tony enjoys embracing the outdoors of Aotearoa with his wife and six children—whether trail running, surfing, fishing, or towing the kids around on a biscuit or two.



Creative Arch Minor Dwellings

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FEES FOR MINOR DWELLINGS < 70M2

INITIAL SITE REVIEW \$750 + GST

Site visit, review council GIS maps, planning check, high level feasibility review and site risks/hazards.

In addition the following will also be required;

- Topographical Plan
- Geotech Report

Civil, Stormwater / Sanitary Sewer design / reports may also be required, to be reviewed on a case-by-case basis. Consultant co-ordination is an hourly charge.

BASE DESIGN FEE: \$1,250 + GST

Floor Plans, Elevations, Renders.

Approval to connect to network utilities.

Note: Any changes ,ie: Geotech, infrastructure, design changes etc to be treated as Supplementary Services, on an hourly charge, costs to be confirmed.

PLANS & DOCUMENTS FOR PIM LODGEMENT: \$2,000 + GST

In addition to our standard plans and documents the following specific allowances are required to suit the project, incl. ground conditions, wind zones, Site Plan, Floor Plans, Elevations, Cross Sections, product certificates, PIM Lodgement Form.

OPTIONAL CONSTRUCTION PLANS & DOCUMENTS: \$4,000 + GST

Site Plan, Floor Plans, Foundation / Slab Plans, Framing Plans, Roof Plan, Elevations, Cross Sections, Details, Specification, Product Information.

SUPPLEMENTARY SERVICES

HOURLY RATES:

Managing Director	\$250.00 + GST / hour
Director	\$220.00 + GST / hour
Architect/ Contract Admin	\$185.00 + GST / hour
Senior Designer	\$170.00 + GST / hour
Senior Arch Technician / Designer	\$150.00 + GST /hour
Intermediate Arch Technician / Designer	\$130 + GST /hour
Graduate	\$110.00/hour
Office Administration	\$60.00/hour

ADDITIONAL INFORMATION

- Payment of invoices: 7 day terms
- All charges are GST & disbursement (inclusive of travel & prints) exclusive
- Standard terms of agreement: Creative Arch standard terms of agreement are to be read and signed in conjunction with this letter of offer

Exemption conditions

You can build a minor dwelling without a building consent if:

- it is new, standalone and a single storey
- its floor area is 70 square metres or less, including internal garages
- it is built using lightweight steel or timber framing and lightweight roof cladding
- it does not include a level-entry shower that needs a waterproof membrane
- licensed building professionals carry out or supervise the work
- it is two metres or more away from other buildings or boundaries
- it has connections to the public stormwater and wastewater network, or should have a compliant on-site water and drainage system
- the land is not affected by natural hazards
- the building design does not include waivers or modifications of the Building Code
- All other exemption conditions are met

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MATERIAL OPTIONS

WALL CLADDING



ADOBO VULCAN
NATURAL



ADOBO VULCAN
STRAW



ADOBO VULCAN
NERO



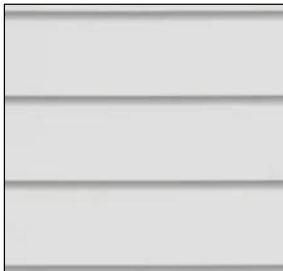
ADOBO VULCAN
WALNUT



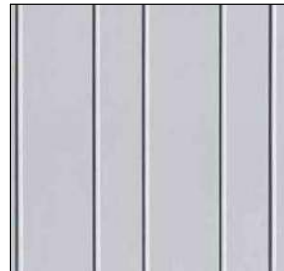
ENDUROCLAD
PLY & BATTEN



JAMES HARDIE
STRIA



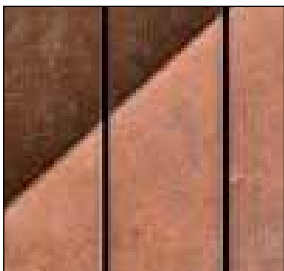
JAMES HARDIE
LINEA WEATHERBOARD



JAMES HARDIE
OBLIQUE



WEATHERTEX
WOODSMAN

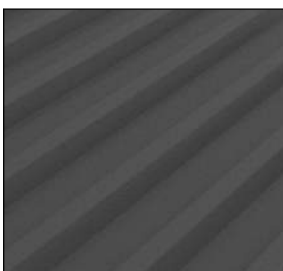


DIMOND
INTERLOCK



DIMOND
CORRUGATE

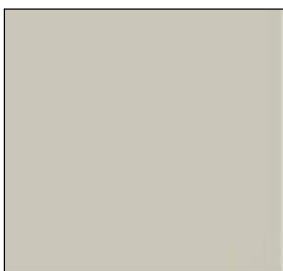
ROOF CLADDING



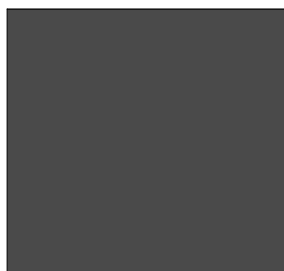
DIMOND
SOLAR RIB



DIMOND
CORRUGATE



COLORSTEEL
TITANIA



COLORSTEEL
FLAXPOD

TYPOLOGIES

CONTENTS:

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ARCH70L 70L SQM FLOOR AREA	P22



Arch50



Arch50



Arch66



Arch66



Arch69



Arch69



Arch70



Arch70



Arch70L



Arch70L

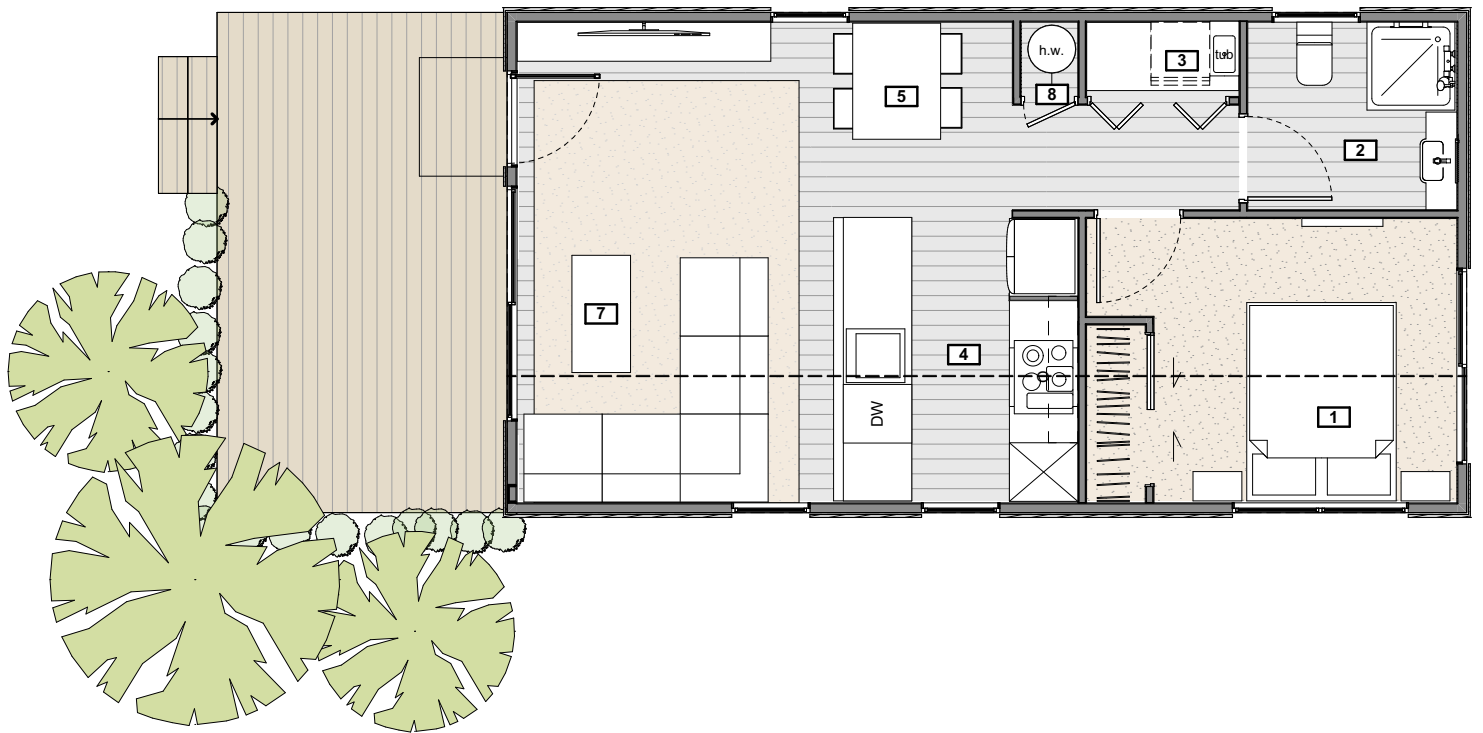
ARCH50

FLOOR AREA: 50 SQM



ARCH50

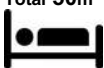

FLOOR AREA: 50 SQM



Legend:

1. Bedoom	5. Dining
2. Bathroom	6. Entry
3. Laundry	7. Living
4. Kitchen	8. Linen

Arch50
Floor Area | Ground 50m²
Total 50m²

 1  1

ARCH66

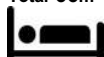

FLOOR AREA: 66 SQM





- Legend:**
- 1. Bedoom
 - 2. Bathroom
 - 3. Laundry
 - 4. Kitchen
 - 5. Dining
 - 6. Entry
 - 7. Living
 - 8. Linen

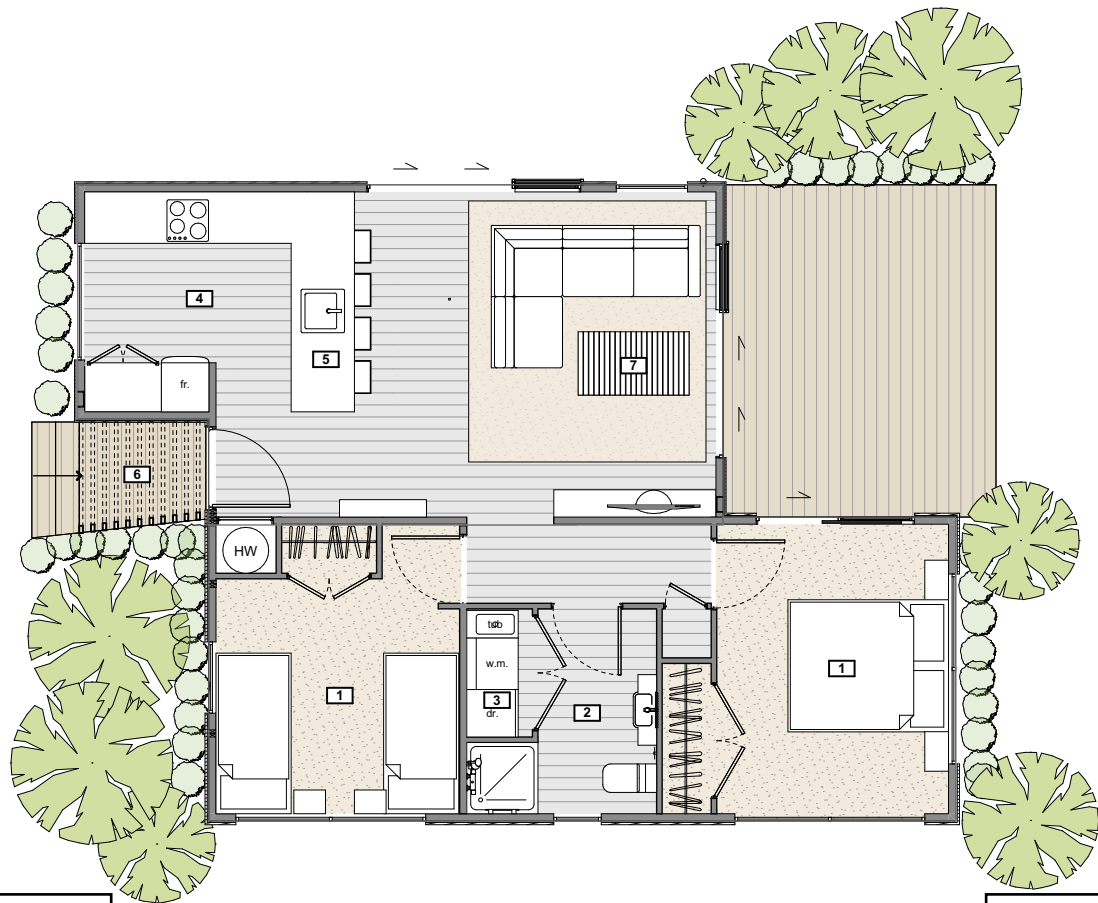
Arch66
 Floor Area | Ground 66m²
 Total 66m²

 2
  1

ARCH69



FLOOR AREA: 69 SQM





- Legend:**
- 1. Bedoom
 - 2. Bathroom
 - 3. Laundry
 - 4. Kitchen
 - 5. Dining
 - 6. Entry
 - 7. Living
 - 8. Linen

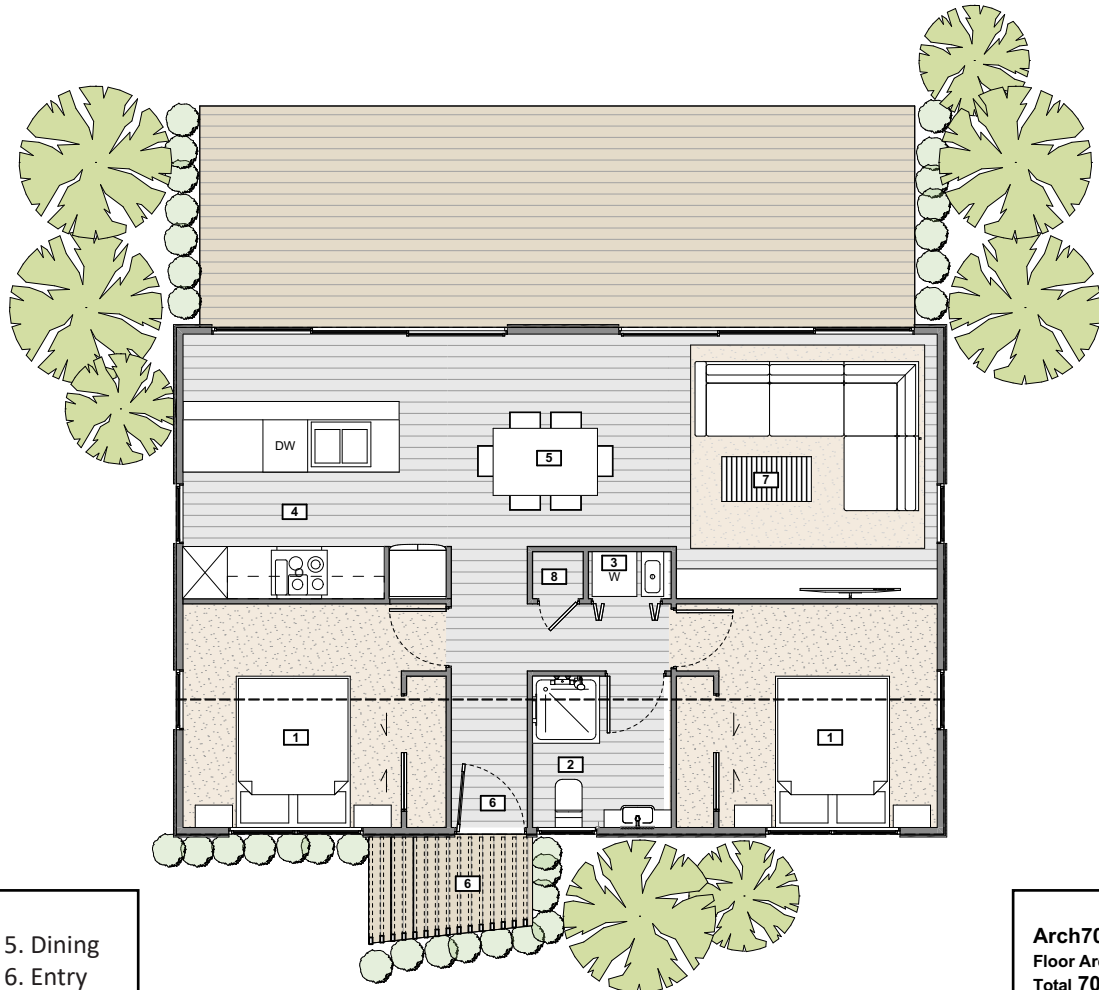
Arch69
 Floor Area | Ground 69m²
 Total 69m²

 2
  1

ARCH70



FLOOR AREA: 70 SQM





- Legend:**
- 1. Bedroom
 - 2. Bathroom
 - 3. Laundry
 - 4. Kitchen
 - 5. Dining
 - 6. Entry
 - 7. Living
 - 8. Linen

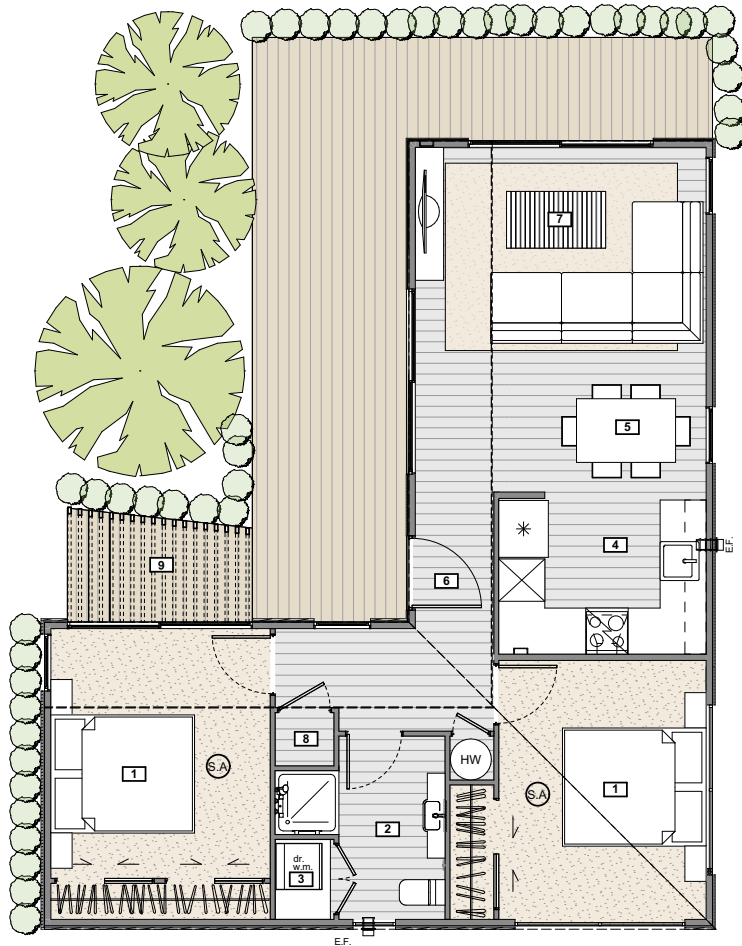
Arch70
 Floor Area | Ground 70m²
 Total 70m²

 2
  1

ARCH70L

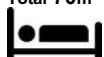

FLOOR AREA: 70 SQM





- Legend:**
- 1. Bedoom
 - 2. Bathroom
 - 3. Laundry
 - 4. Kitchen
 - 5. Dining
 - 6. Entry
 - 7. Living
 - 8. Linen

Arch70L
 Floor Area | Ground 70m²
 Total 70m²

 2
  1

“

When we decided that we wanted to build a holiday home on the banks of the Waikato River we knew we wanted to do it right. We wanted our home to blend with the native setting and not conflict with it. We wanted a home that made a statement; we wanted a home like the ones that we saw in the brochures. Creative Arch met all of our dreams and desires.

Our home is all of the above, and it has been featured in numerous publications. The home is functional and just works extremely well for us. We enjoyed working with Creative Arch and credit them with creating a home for us that we are extremely proud of.

Creative Arch listened to what we were wanting and absolutely delivered on that. Our home incorporates unique features and areas that allow us to enjoy every inch of the home. With a teenage family we needed a home that gave us space as well privacy, we needed large entertaining areas but also wanted a cozy holiday feeling. The plan that Creative Arch presented us was just perfect.

We have no hesitation in recommending Creative Arch to any prospective customers.

”





Over the past six years we have used Mark and the team at Creative Arch for a renovation, subdivision and now a new build.

For the new build, the process from pre-design all the way through to project completion has run incredibly smoothly. Our needs were listened to from the start, things were explained clearly to us, and we had options laid out to suit our needs, wants and budget. Throughout the build we have been thoroughly supported and in spite of a pandemic, now reside in our dream home that Creative Arch helped make possible.

Mark's vision, professionalism and support has ensured that we were well informed throughout the design process. The selection and recommendation of the building team meant this continued throughout the build. Aspects of the design, such as the pre-cladding, helped things keep moving throughout Covid restrictions and communication around minor things with the building team was excellent.

The clarity and details in the design meant choices were minimal throughout the build and within reason, limited budget stretches were presented.

Creative Arch has a solid reputation amongst the teams working on the project and all work was done to the highest standard because of this. We are incredibly grateful to Mark and his team for their creative expertise and advice and would not hesitate to recommend them for architectural design, professional services, and excellent outcomes. We can't thank you enough!



Hastings Development

Creative Arch Minor Dwellings

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CREATIVE ARCH



INFUSION ARCH



RESOLUTION ARCH



TE PA ARCH

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