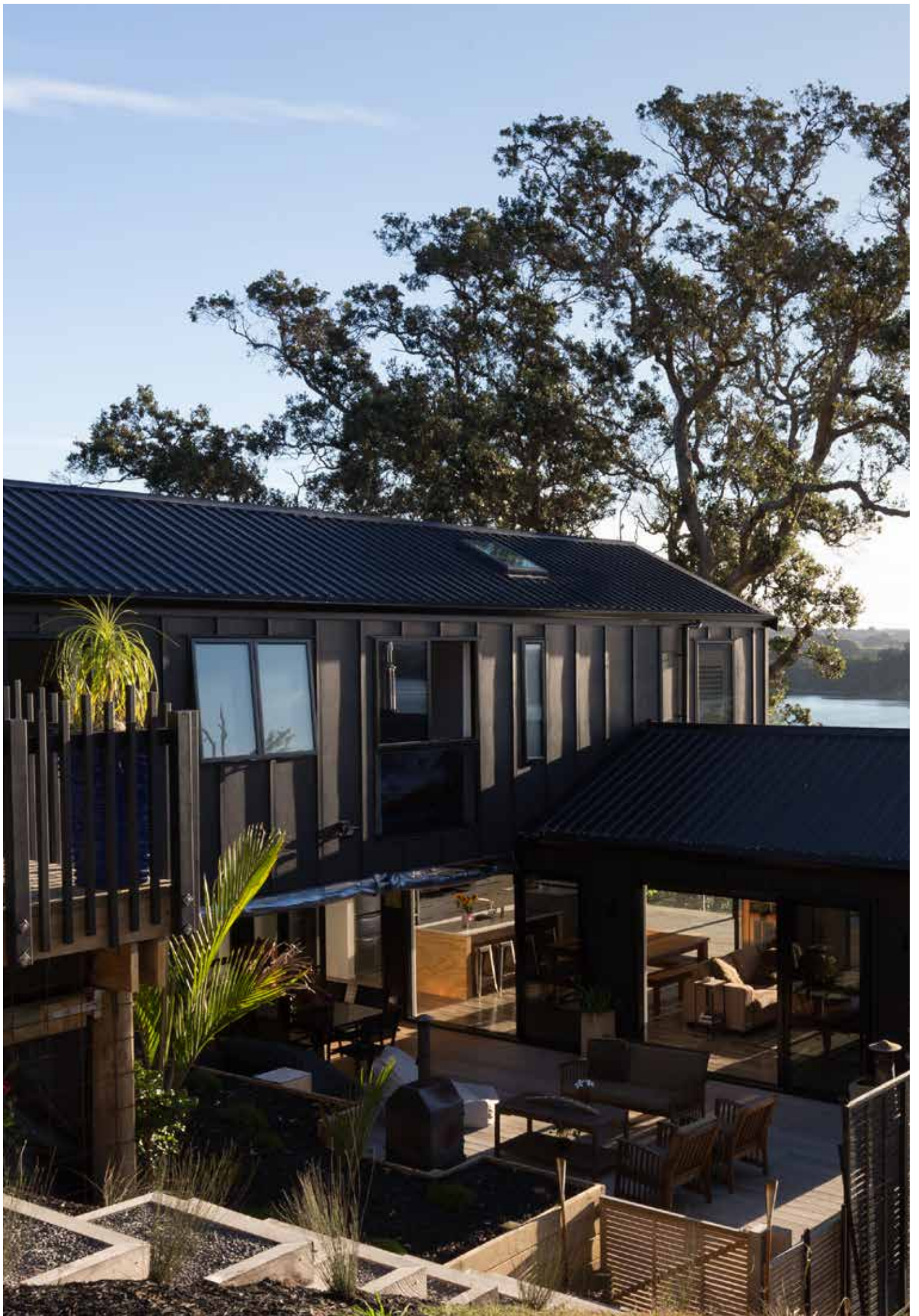


THE SMARTER SMALLER HOME

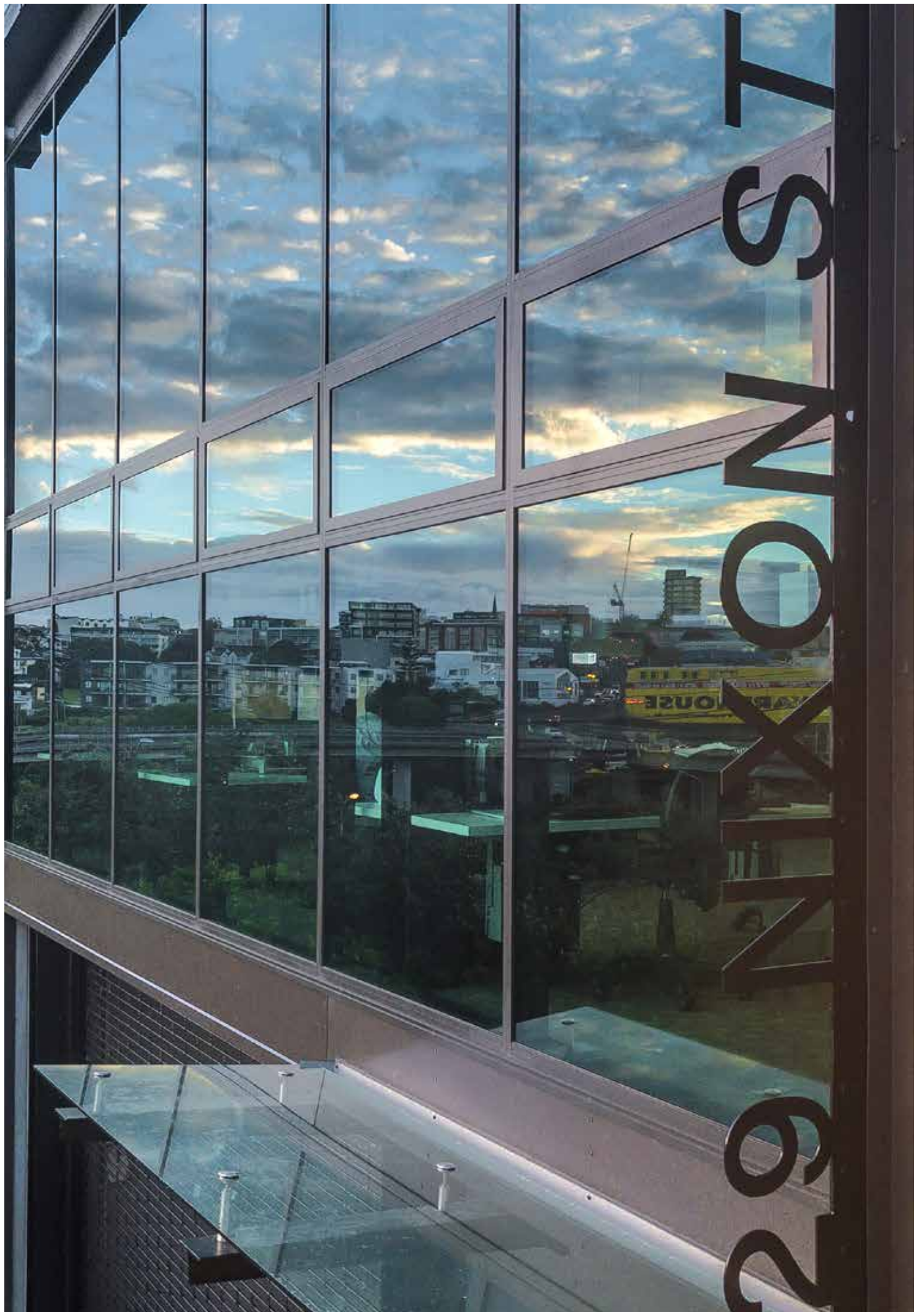


thesmartersmallhome

Stylish. Livable. Very 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.

NZRAB 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.









INTRODUCING THE SMARTER SMALL HOME

The Smarter Small Home (SSH) was born out of the notion that every New Zealander should have the opportunity to build a home that is affordable, functional, and aesthetically beautiful. At a time when there is increased demand for good quality housing, people need homes that are efficient, sustainable, and tailored to their lifestyle, without being out of reach financially.

Creative Arch's SSH solution answers this call. By designing a series of core pods that are optimised to material sizes and efficient construction methods, we have created a flexible system that reduces waste, streamlines building, and ensures durability. These pods can be combined and arranged to suit any site, creating homes that are as unique as the people who live in them.

The result is a smarter way to build: a range of homes that balance cost-effectiveness with quality, environmental responsibility with design integrity, and efficiency with the individuality every homeowner deserves.

THE BENEFITS OF A SMARTER SMALL HOME:

AFFORDABILITY WITHOUT COMPROMISE

By designing to standard material sizes and efficient construction methods, SSH homes minimise waste and reduce costs — making high-quality architecture more attainable for more New Zealanders.

DESIGNED BY NZIA REGISTERED ARCHITECTS

Unlike generic housing solutions, SSH combines efficiency with architectural integrity — homes that are not only functional but also aesthetically beautiful, designed by NZIA Registered architects with decades of experience.

TAILORED TO YOUR LIFESTYLE

With a modular pod system, homes can be configured to suit different sites, family sizes, and living styles. This flexibility allows us to create unique family homes at a fraction of the cost of typical architectural builds.

IN-SITU OR PREFABRICATED

The Smarter Small Homes can be prefabricated in a factory and shipped to site, or built in situ. Factory builds can significantly reduce build times, costs, and material wastage.

ENVIRONMENTALLY RESPONSIBLE

Less waste, smarter material use, and efficient design mean that SSH homes tread lighter on the environment while still delivering the comfort and performance people expect.

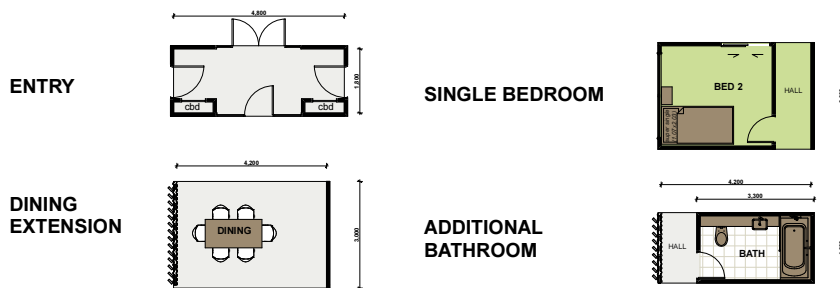
SCALABLE, EFFICIENT, SPACE SAVING

The streamlined, simple pod system reduces build complexity, and flexible layouts create efficient, space saving envelopes with tried and true building methodology.

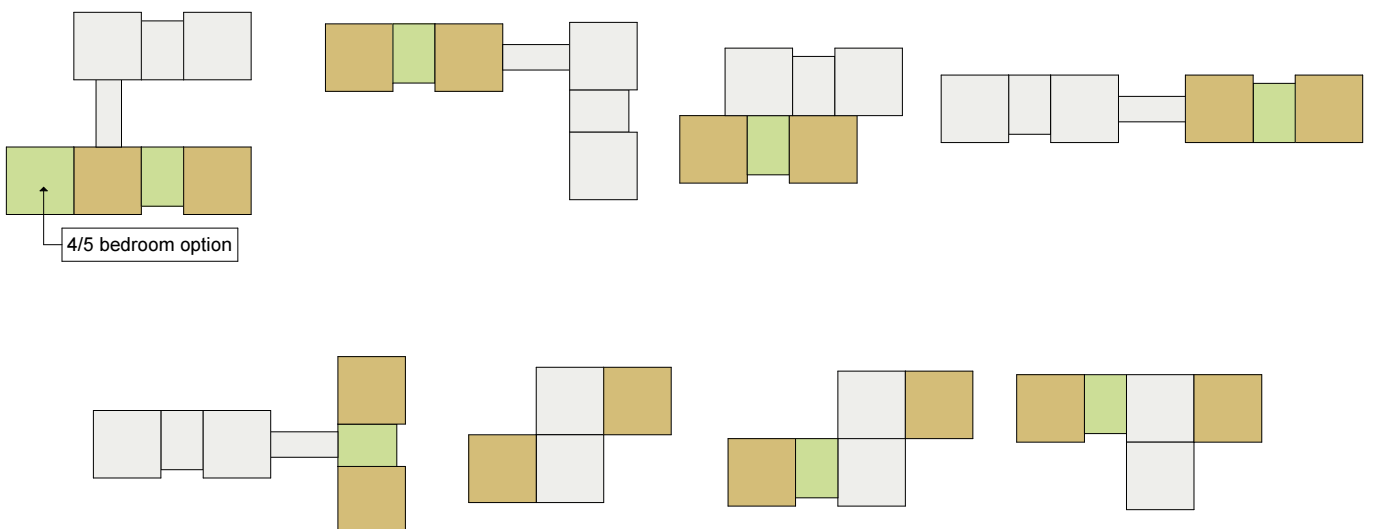
THE CORE PODS



THE LINKING PODS



FLEXIBLE LAYOUTS



TYOLOGIES

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S118 - G1



D133- G1



D129- G1



S137 - M1



S133 - M1



D138- G1



S133 - G1



D138- M1



S55- G1







INITIAL SITE REVIEW \$1,000 + 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.

BASE DESIGN FEE \$1,500 + GST

Floor Plans, Elevations, Renders.

Approval to connect to network utilities.

Note; Resource Consent and any changes to be treated as Supplementary Services, hourly charge.

BUILDING CONSENT PLANS & DOCUMENTS \$5,000 + GST FOR SINGLE STORY

BUILDING CONSENT PLANS & DOCUMENTS \$6,000 + GST FOR TWO STORY

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

SUPPLEMENTARY SERVICE

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:

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

S118-G1

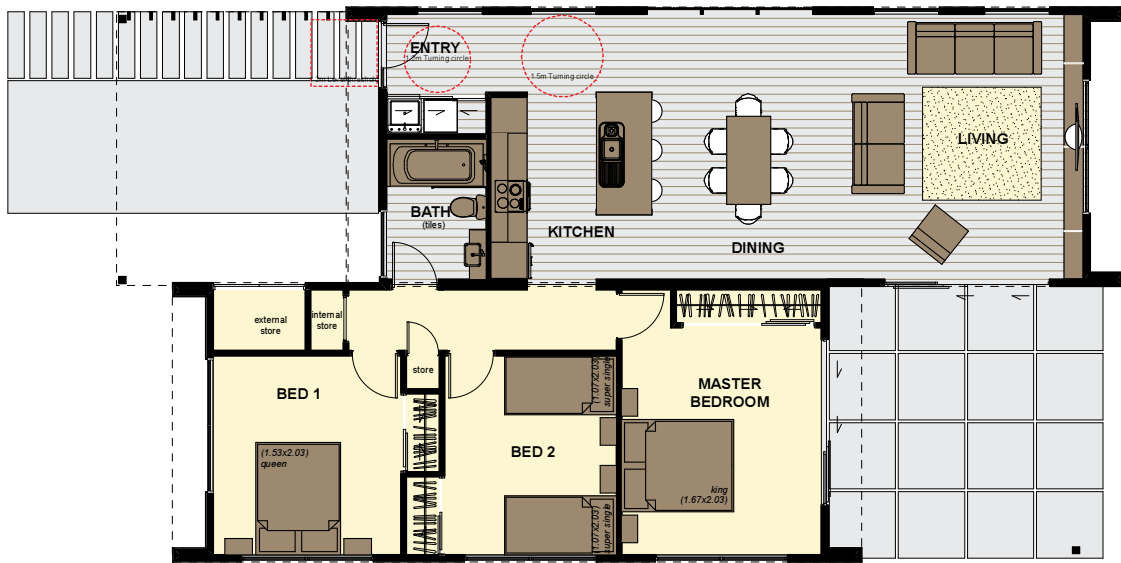
SINGLE LEVEL
FLOOR AREA: 118 SQM
GABLE ROOF

This single-level, three-bedroom home reflects the Smarter Small Home philosophy: efficient, functional, and designed for effortless living. Perfect for those who prefer to avoid stairs, it maximises space while maintaining a sense of openness.

Bright yellow accents on the front door and pergola bring personality to the exterior, while a generous patio—accessible from both the main bedroom and living areas—creates seamless indoor–outdoor flow.

This typology adapts the standard plan with thoughtful enhancements: a street-front garage increases floor area and shifts the entry, while an additional pergola over the living and dining spaces provides shelter and usability. Every modification balances practicality, comfort, and design, creating a home that is efficient, adaptable, and full of character.





TOTAL FLOOR AREA: 118 SQM

1



3



D129-G1

TWO level
129 SQ M FLOOR AREA
GABLE ROOF

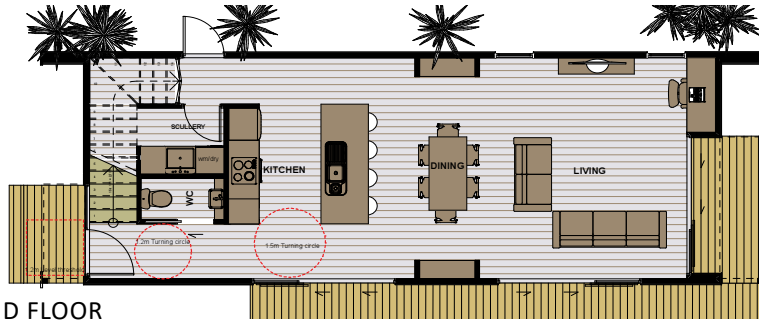
This two-level, three-bedroom home demonstrates how Smarter Small Home pods can be stacked to create a bright, contemporary two-story design. Contrasting cladding frames one corner, adding depth and interest to the sleek monopitch roofline.

The ground floor combines open-plan living, dining, and kitchen spaces that flow seamlessly onto a level deck, sheltered by a wrapping pergola for strong indoor–outdoor connection. Upstairs, the bedroom wing benefits from a double-height stair void and floor-to-ceiling glazing, filling both levels with natural light.

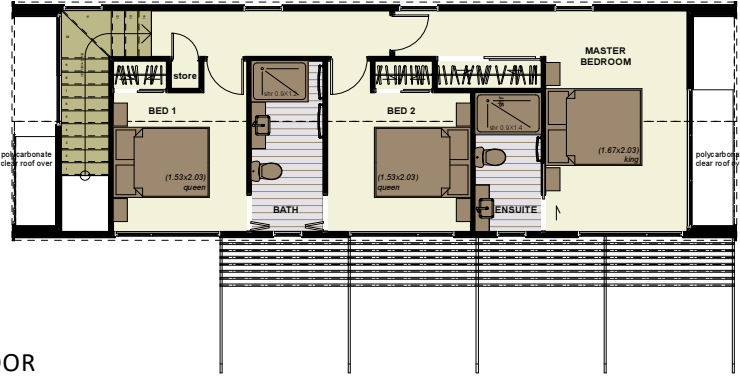
The open-riser stair maximises usable space below, providing room for feature shelving or a home office, while a vertical timber screen filters light and maintains privacy.

This home showcases the flexibility of the pod system, demonstrating how efficient, modular components can be stacked and configured to create striking, two-story homes without compromising light, space, or flow.





GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA: 129 SQM

2



3



S133-G1

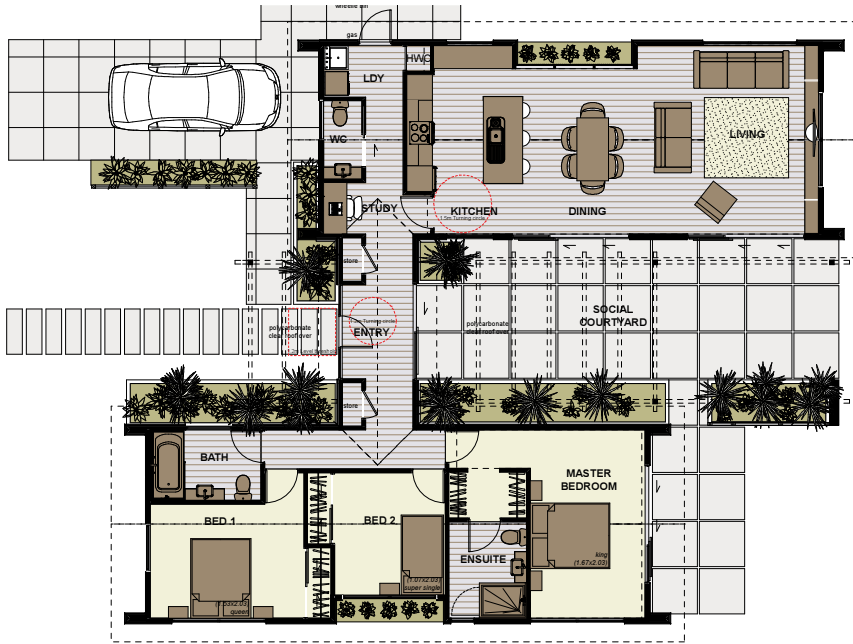
SINGLE LEVEL
FLOOR AREA: 133 SQM
GABLE ROOF

This 133 sqm single-level home is designed for modern, efficient living, thoughtfully separating shared and private spaces. The open-plan kitchen, dining, and living areas form one wing, while a bedroom wing houses a generous master and two additional bedrooms, providing privacy and quiet.

Between the two wings, a central courtyard creates a light-filled heart for the home, offering indoor–outdoor connection and a sheltered outdoor retreat.

Every element is designed for functionality and comfort: the layout maximises natural light, circulation, and spatial flow, while maintaining a compact, efficient footprint. This home embodies the Smarter Small Home philosophy, combining clever design, adaptability, and architectural integrity to deliver a home that feels spacious, practical, and uniquely livable.





TOTAL FLOOR AREA: 133 SQM

2 ½



3



S133-M1

SINGLE LEVEL
FLOOR AREA: 133 SQM
MONOPITCHED ROOF

This 133 sqm single-level home is designed for modern, efficient living, thoughtfully separating shared and private spaces. The open-plan kitchen, dining, and living areas form one wing, while a bedroom wing houses a generous master and two additional bedrooms, providing privacy and quiet.

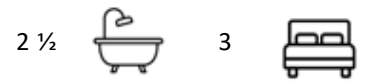
Between the two wings, a central courtyard creates a light-filled heart for the home, offering indoor–outdoor connection and a sheltered outdoor retreat.

Every element is designed for functionality and comfort: the layout maximises natural light, circulation, and spatial flow, while maintaining a compact, efficient footprint. This home embodies the Smarter Small Home philosophy, combining clever design, adaptability, and architectural integrity to deliver a home that feels spacious, practical, and uniquely livable.





TOTAL FLOOR AREA: 133 SQM



D133-G1

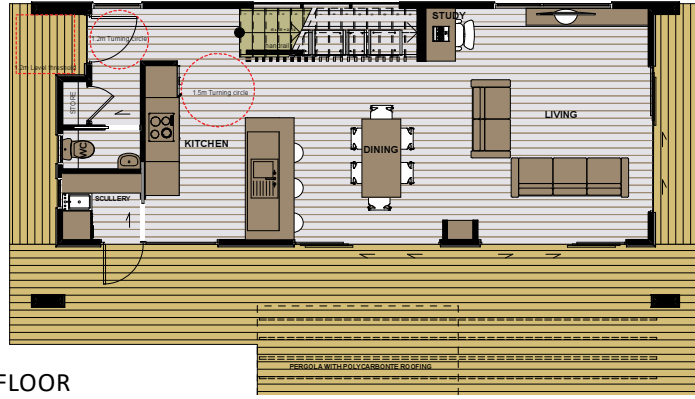
TWO level
FLOOR AREA: 133 SQM
GABLE ROOF

This two-level home demonstrates how Smarter Small Home pods can be configured to create efficient, flexible family living. Downstairs, the kitchen, dining, living, and bathroom pods combine to form a generous shared space, ideal for family life or entertaining.

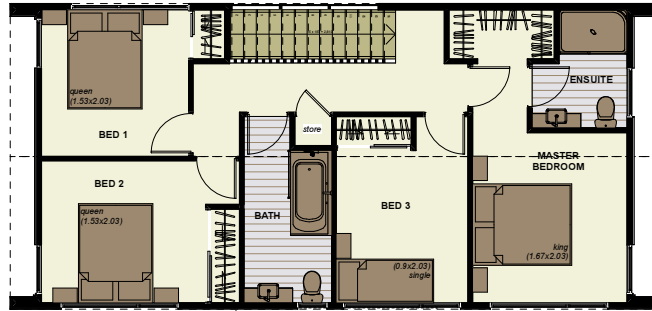
Upstairs, a spacious master suite and three additional bedroom pods provide privacy and comfort for the whole household. The classic gable roof complements any New Zealand neighbourhood, giving the home timeless appeal.

Adding a deck and pergola is a simple, cost-effective way to extend the living spaces and strengthen the indoor–outdoor connection. Thoughtful pod-based planning ensures light-filled interiors, smooth circulation, and practical use of every square metre.





GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA: 129 SQM

2 ½



4



S137-G1

SINGLE LEVEL
FLOOR AREA: 133 SQM
MONOPITCHED ROOF

This 133 sqm single-level home is designed for modern, efficient living, thoughtfully separating shared and private spaces. The open-plan kitchen, dining, and living areas form one wing, while a bedroom wing houses a generous master and two additional bedrooms, providing privacy and quiet.

Between the two wings, a central courtyard creates a light-filled heart for the home, offering indoor–outdoor connection and a sheltered outdoor retreat.

Every element is designed for functionality and comfort: the layout maximises natural light, circulation, and spatial flow, while maintaining a compact, efficient footprint. This home embodies the Smarter Small Home philosophy, combining clever design, adaptability, and architectural integrity to deliver a home that feels spacious, practical, and uniquely livable.





TOTAL FLOOR AREA: 133 SQM

2 ½



3



S137-M1

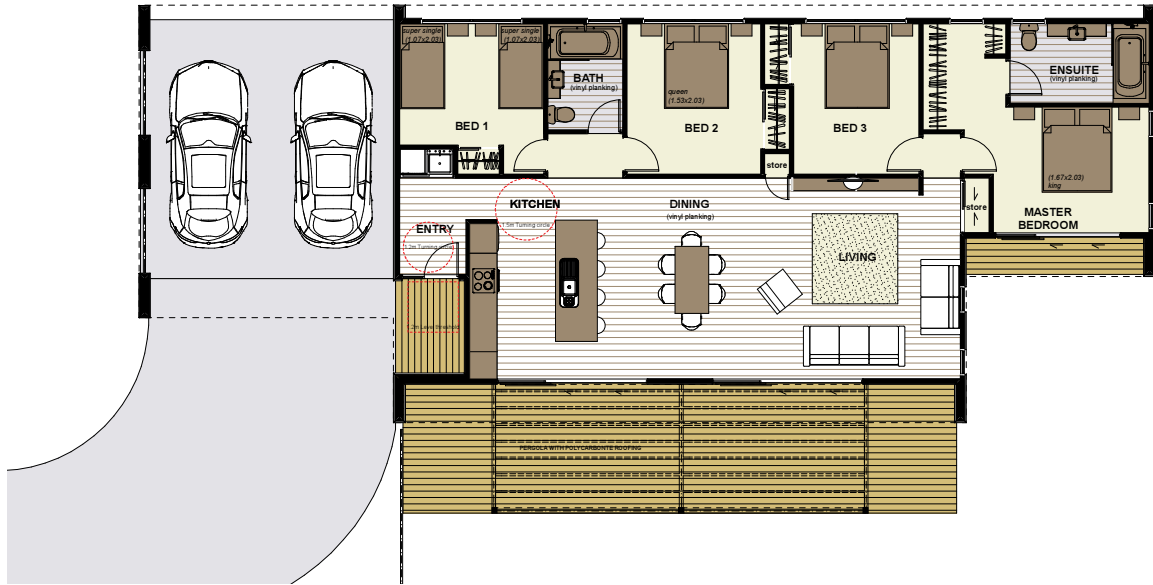
SINGLE LEVEL
FLOOR AREA: 137 SQM
MONOPITCHED ROOF

This 137 m² single-level home is designed for flexible, efficient family living. By combining the kitchen, dining, and living pods, the home creates a generous open-plan space that flows seamlessly onto an outdoor deck, bringing indoor–outdoor living to the forefront.

Off the main living area, a master suite provides privacy and comfort, while three additional bedrooms accommodate family life or visiting guests. Thoughtful space planning ensures every square metre is functional, making the home feel spacious without excess.

Ideal for shared family living, this home balances practicality with style, offering light-filled interiors, smooth circulation, and an adaptable layout. It exemplifies the Smarter Small Home philosophy: efficient, well-designed, and tailored to modern family needs.





TOTAL FLOOR AREA: 137 SQM

2



4



D138-G1

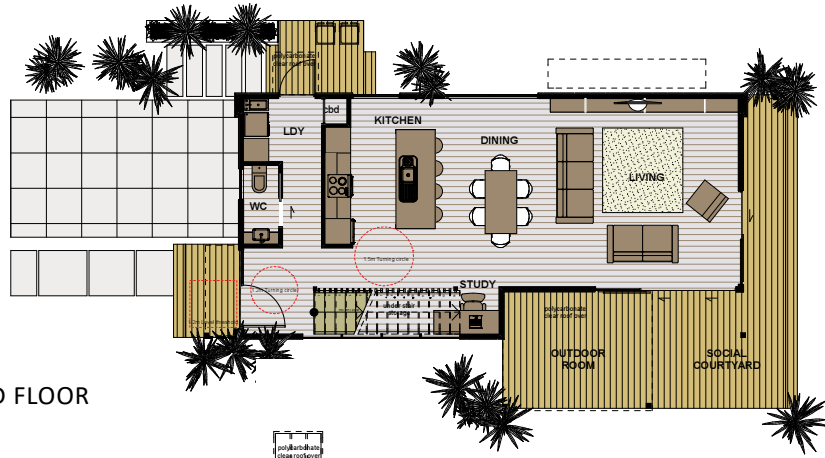
TWO LEVEL
FLOOR AREA: 138 SQM
GABLE ROOF

This 138 sqm two-level home combines thoughtful design with indoor–outdoor living. The ground-floor kitchen, dining, and living pods open onto a level deck and wrapping pergola, creating an extended, flexible space for family life and entertaining.

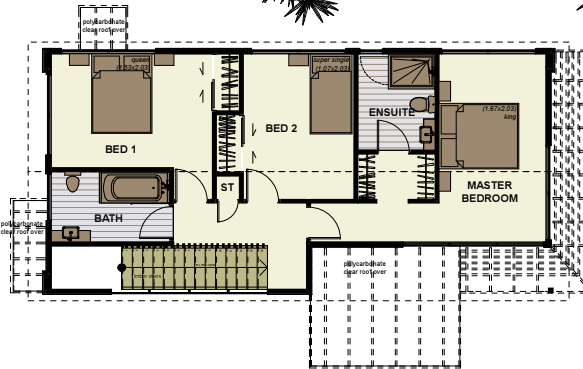
Inside, a double-height stairwell with floor-to-ceiling glazing floods the home with natural light, making the open-plan interior feel expansive and airy. The open-riser stair cleverly maximises space below, offering room for feature shelving, a study, or home office. A vertical timber screen filters light while adding warmth and texture.

The design balances function, flow, and comfort, showing how simple architectural interventions—like a deck or pergola—can enhance living spaces without increasing the footprint. Light-filled, efficient, and adaptable, this home exemplifies a modern, practical approach to contemporary family living.





GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA: 138 SQM

2 ½



3



D138-M1

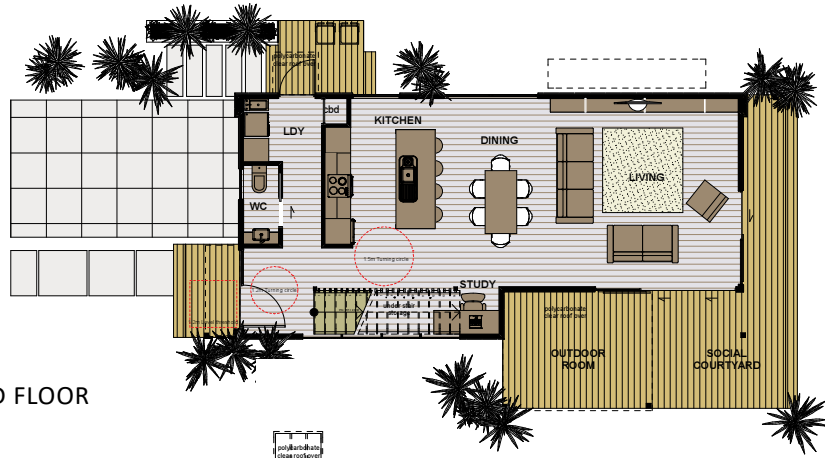
TWO LEVEL
FLOOR AREA: 138 SQM
MONOPITCHED ROOF

This 138 sqm, two-level home demonstrates how Smarter Small Home pods can be configured to create a bold, contemporary design while staying within the efficient modular system. The striking monopitch roof gives the home a modern profile, showing that simple construction can achieve dramatic architectural expression.

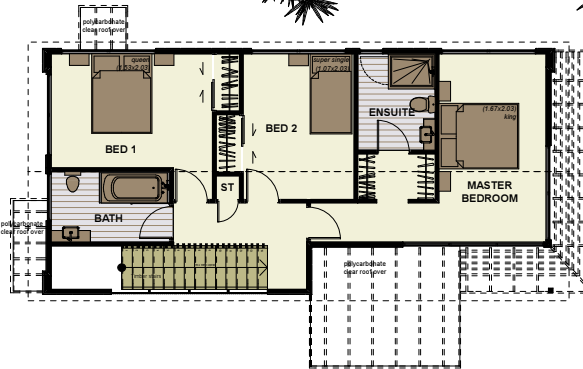
Open-plan kitchen, dining, and living pods flow seamlessly onto surrounding decks and outdoor living spaces, extending the home and enhancing indoor–outdoor connection. Thoughtful layout ensures clear separation of shared and private zones, while maximising light, circulation, and usable space.

This home shows that the SSH system isn't limited to one aesthetic: by combining and arranging pods thoughtfully, modular homes can express contemporary style, adapt to site and lifestyle needs, and remain cost-effective, efficient, and architecturally engaging.





GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA: 138 SQM

2 ½



3



S55-G1

SINGLE LEVEL
FLOOR AREA: 55 SQM
GABLE ROOF

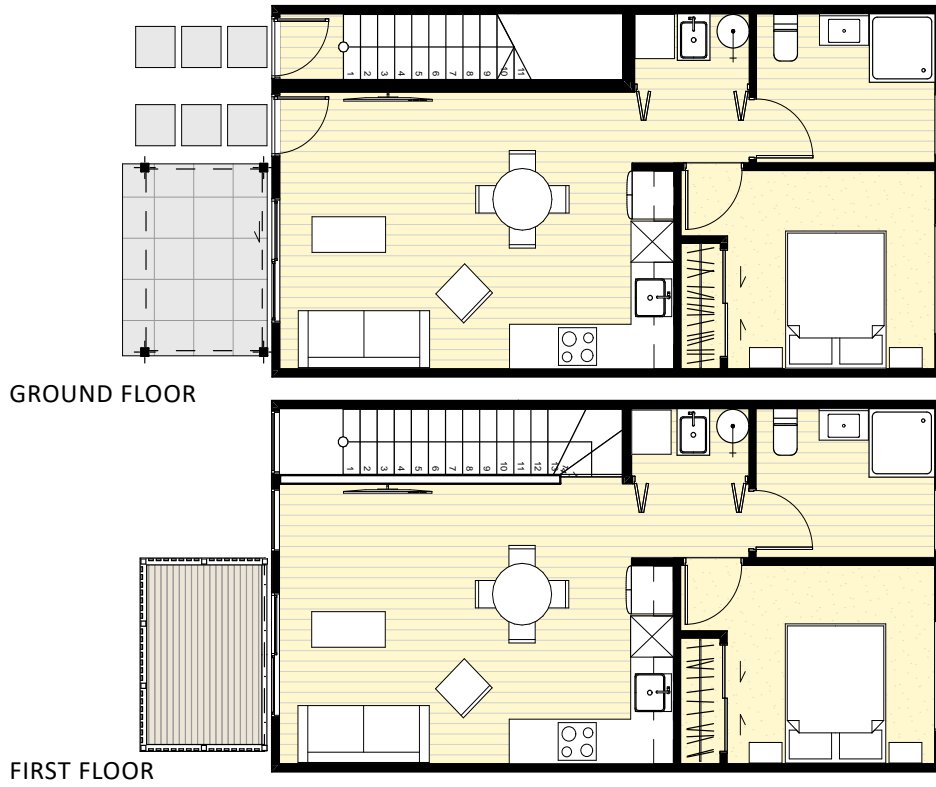
This versatile single-level studio demonstrates the flexibility and efficiency of the Smarter Small Home pod system. Open-plan living is bright and airy, thanks to full-height glazing across the front façade, while the rear hosts a thoughtfully designed bedroom, bathroom, and laundry.

The simple, efficient layout is designed for accessibility, with doorways and circulation that support independent living for the elderly or those with disabilities, without compromising style or comfort.

Compact but highly functional, the studio makes the most of every square metre, with integrated storage and well-planned spaces that enhance daily living.

Stackable by design, multiple studios can be combined or adapted to suit different sites, lifestyles, or household sizes, showing how the SSH system delivers flexible, architect-designed homes that are practical, modern, and efficient—without ever feeling constrained.





TOTAL FLOOR AREA: 55 SQM

1



1



“

When we decided the time was right to build a home on the banks of the Waikato River we knew we wanted a house that would blend with the native setting and not conflict with it. We wanted a high level of craftsmanship; we wanted a home like the ones that we saw in the brochures. We wanted a house that met our dreams and desires.

Our home is all of the things that we have seen featured in numerous publications. The home is functional and usable for all of our needs. We enjoyed working with Creative Arch and credit them with the design of our home. We are extremely proud of.

Creative Arch delivered exactly what we were wanting and absolutely delivered on that. Our home incorporated all the features and areas that allow us to enjoy every inch of the home. With a teenage family we needed a house 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.

”

“

“Without any hesitation we can say that the best thing about our new home project was choosing Creative Arch as our design team. They came up with a design that was aesthetically pleasing, functional and suited to a challenging coastal site. They completely understood and worked closely with our brief. The panoramic windows and outdoor living space enhanced the views, complimented by a pleasingly casual and open interior.

We had an excellent working relationship with Creative Arch right to the end.

Communication was open and we had complete trust in our architect.

The way in which our building plans and documentation passed through council without any hitches is testament to the architect's skill. We have received many compliments for our house from both friends and total strangers. We would not hesitate to recommend Creative Arch to anyone looking for innovative and competent architectural services.”

”

“

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



INFUSION ARCH



RESOLUTION ARCH

www.creativearch.co.nz

09 309 6032

info@creativearch.co.nz