

**architecture + design for
the places we live**

ABOUT US + PORTFOLIO



**innovative,
creative,
sustainable +
award winning
architecture
interior design
urban design
for the places
we live, work,
learn + play.**

**an environmentally
considerate architectural
practice focusing on the
best outcomes for people, to
create long term benefits for
our world and those involved
within our design process,
and to design beautiful,
inspirational spaces.**

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Pacific Environments NZ Ltd (PENZL) is committed to architectural design excellence, creating inspiring, fit-for-purpose built-environment solutions for our clients. Sustainability, lifestyle and the creation of long-lasting investment value are core to our design philosophy.

Pacific Environments' expertise is in the design of buildings and spaces for the places we live, work, learn and play. Our offering is wide, yet the common factor is developing long-term trusted client relationships with pragmatic environmental sustainability solutions across all projects. We can offer a complete design package from briefing to project completion; site selection and pre-purchase feasibility, preliminary design, developed design, detailed design, contract documentation and contract administration.

Our diverse portfolio includes a collection of designs from small to large scale, mixed budgets and mixed uses, renovations and additions, - classic and modern, to full scale new developments. Our large residential portfolio of projects; introduces a cross-pollination of ideas and develops innovative solutions to meet client requirements, PENZL Architects and designers finds their work challenging, stimulating and enjoyable.

WORKING WITH PACIFIC ENVIRONMENTS

Formed in 2006 Pacific Environments NZ Ltd evolved from architectural firms; Price Adams Dodd / Dodd Paterson and Bukowski Rehm / ADP Architects and Peter Eising who was a founding Director of Architects Patterson. With over 60 years experience in the industry, Pacific Environments is led by Peter Eising (Managing Director), Clive Chapman, Grant Neill, a principal, 4 associates and a cote of 30 highly skilled design team members, including urban design, master planning, interior design and graphic design.

What we offer with our architectural and interior design services includes full design and planning of your project, including feasibility study and analysis of your site, bulk and location services, resource consent and building consent planning, tendering and construction, as well as a range of sustainability options.

In short, we can

- arrange early costings and budget advice
- assist and engage consultants for your project
- offer guidance through the myriad of rules and regulations
- deal with local council processes

Leaving you to focus on furnishings, colour selection working alongside us to really enjoy the whole process.



Our architectural service is generally broken down in to the following 5 stages. Each subsequent stage only proceeds with your approval.

Concept Design	
Preliminary Design	
Developed Design	
Detailed Design	
Contract Administration	

CONCEPT DESIGN STAGE Freehand plans and sketch perspectives to which will help you establish the size and square metre cost appropriate to your budget. This stage is about 7.5% of our overall service.

PRELIMINARY DESIGN Computer plans and sketch perspectives sufficient to obtain a cost estimate from a quantity surveyor. This stage is about another 7.5% of our overall service.

DEVELOPED DESIGN Computer plans and elevations sufficient to lodge for a Resource Consent. This stage is about 15% of our overall service.

DETAILED DESIGN Computer plans, elevations, sections, construction details and specification of materials and workmanship sufficient to lodge for building consent and obtain a fixed price building contract offer. This stage is 35% of our overall service.

CONTRACT ADMINISTRATION Administration of a building contract on your behalf if required and including reviewing progress payment claims from the contractor and arranging on your behalf an application for a code of compliance certificate. This final stage is 35% of our overall service.

Fees for our overall service are based on a percentage of an anticipated building contract value. That value is updated when an estimate is received from a quantity surveyor and then when a fixed price building contract is agreed with a builder. You will find our fees very competitive with other registered Architects.

Our fee percentage decreases as a building value increases because there is a base level of work that must be completed for all projects no matter how small their value.

Other costs to consider include;

- Council Fees & Costs
- GST
- Measure up of existing buildings

There are also a number of professional consultants that you may need to engage depending on the exact nature of your project. We co-ordinate all these consultants on your behalf as part of our service.

They include;

- Land Surveyor
- Quantity Surveyor
- Geotechnical, Civil & Structural Engineer
- Lighting, Electrical and Hydraulic Engineer
- Landscape Architect and or Arborist

We have an in-house, an interior design team who are available to work through your project as well.

Interior Design works hand in hand with architecture, with both disciplines playing a primary role in the design process. Engaging our interior designer at the beginning of your project to work alongside you and our architects will provide you with a complete fully resolved and cohesive design package if you do not have the time or desire to complete this work yourself.

While working with an architect may be a new experience for you, our knowledge and range of in-house expertise will help ease the process and develop the all - important client - architect relationship, that will help us discover the essence of you, and to deliver your design / dream home.

ARCHITECTURE



While design may be regarded as our core skill, Architects are also trained to take an overview of the entire building process.

Our team aims to give our clients everything they didn't know they wanted, and we continue to achieve this by:

- A wide range of experience and long track record
- Environmentally sustainable technologies
- Projects delivered on time and on budget

Every site has different opportunities and every project has different requirements. At Pacific Environments we have a team of experts that carry out feasibility studies to help understand your goals and future needs, which help maximise the potential value of your project.

Our ability to recognise site opportunities and compare options gives Pacific Environments the ability to guide you through regulations for your site. Good research, planning, analysis and design will add value to your project and help ensure that your short and long term objectives are achieved.

One of our strengths is our ability to produce one-off projects. We look freshly at each new project - researching, assimilating, and offering unique tailored solutions for your project. We work collaboratively with you to personalise the design, which is enhanced by our knowledge, skills and expertise.

Innovative thinking also applies to maximize the value of the budget through good design, value engineering and sustainable life-long solutions.

These unique contributions have the following potential:

- More comfortable environment.
- Lower energy costs.
- Innovative design and construction processes
- Lower/more efficient building costs.
- Reduced construction time, lowering building costs.
- An enjoyable working process.

INTERIOR DESIGN



Pacific Environments' Interior Designers provide fresh, creative interior design solutions that are both functional and beautiful. Working with our architects or directly with clients on individual homes, multi-unit apartments, public buildings and commercial projects, Pacific Environments Interior Designers provide a professional service down to the last detail.

Pacific Environments has a supportive culture. What does this mean for our Interior Design Clients? The right Culture fosters collaboration - a real strength in a creative business. Our project teams are varied and flexible, ensuring the right people work on your project.

For large workplace projects we have a structured process to understand the Unique Character of our client's business and the subtle changes of Culture the workplace design will need to support. Smaller commercial and residential projects are more informal, often the client's own character is expressed in the design.

All projects have commercial constraints, but for some it's critical to success. Apartment projects require sales to get them underway. Designing space to develop a brand or subtly support it, is part of our process. We identify the programme milestones early and structure the design process to meet those milestone dates.

SUSTAINABLE DESIGN



Environmentally Sustainable Design (ESD) is the philosophy of designing physical objects, the built environment, and services to comply with the principles and objectives of social, economic, and ecological sustainability.

Fundamentally, buildings should behave passively and operate comfortably under different circumstances and climate with ideally no non-renewable energy input.

Generally this requires excellent day light levels to all areas, similarly natural ventilated spaces with opening windows, effective insulation, an appropriately shaded building envelope and suitable orientation to North. Materials should be robust, low maintenance and to the highest environmental standard available.

Wherever possible, ESD measures should be investigated early on in the design process, including the preliminary planning, as they will influence (amongst other things) site selection and utilisation, materials and finishes selection, spatial orientation (towards sun and wind), hours of operation, and optimal sizes of space.

The outcome is an integrated design solution that recognises human comfort in a sustainability driven solution with low environmental impact.

Pacific Environments design and have completed, buildings that make extensive use of renewable energy technology and passive design techniques, to reduce energy consumption.

These principles, in essence, seek to not just eliminate negative environmental impact but provide positive environmental impact through skillful, sensitive design, while engendering a shift in behaviour and encouraging long-term relationships between user and object/service.

We are proud to be founding signatories of Architects Declare NZ.

URBAN DESIGN



We see Urban Design as neither Landscape Architecture, Planning, nor Architecture in isolation, but as encompassing and building on these disciplines as a professional area in its own right.

Pacific Environments' Urban Design & Masterplanning service consists of:

- Urban design analysis and advice
- Urban design reports, council liaison, and Urban Design Panel representation
- Development bulk and location design and site testing

Sound urban design principles are formed based on research, method, economic feasibility and development feasibility. These principles are then applied to the masterplanning. This ensures positive outcomes based on justifiable rationale.

The master planners analyse town planning rules, densities, site coverage, heritage, existing special rights, special site characteristics and many other constraints that can be turned from compromises to opportunity.

Masterplanning is concerned with the physical effect of one or more buildings on the environment, and the way collective building edges relate to, and form, spaces that are used by people, to inform the commercial viability & feasibility of site development opportunities.

Pacific Environments' ability to design and visualise brings a point of difference. After gathering, analysing and rationalising the relevant information, they use it to inform a design that creates urban space with purpose, in a way that facilitates vibrant life, and is attractive.

Where specialist assistance is needed, the team work closely with independent financial advisers, property specialists and real estate agents as part of the process of optimising the investment. PENZL also consider the long-term future of their designs by offering a unique service that advises on sustainability throughout the design process.





Tawharanui House
New Build



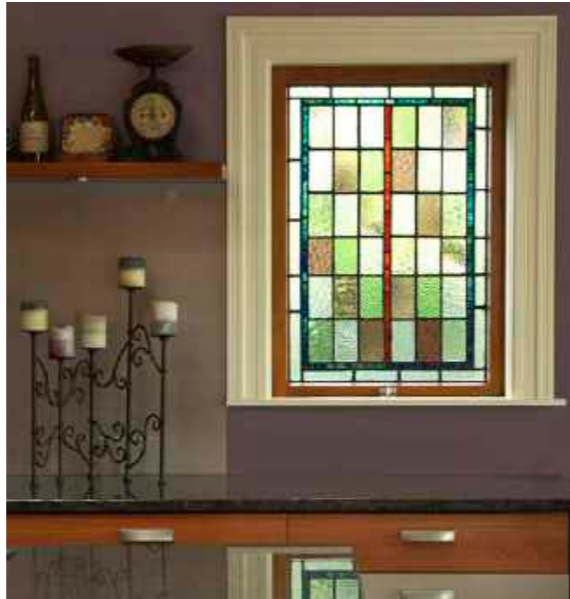
Prefab SNUG Finalist
New Build
Minor Dwelling



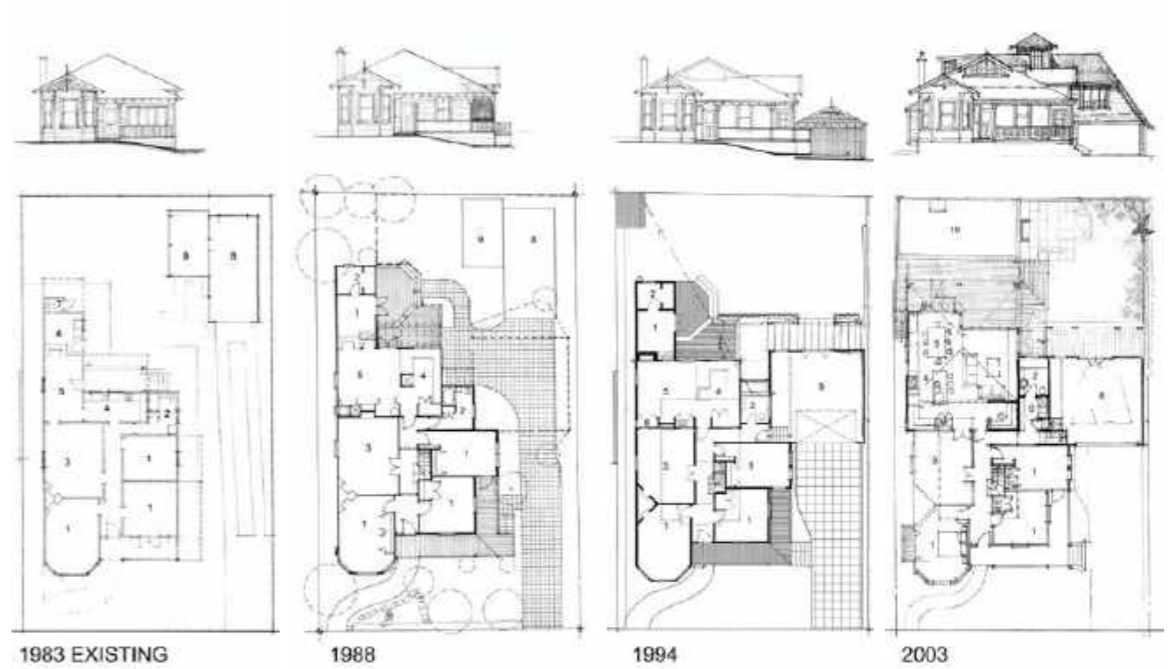
Pie Melon Bay
New Build







Mt Eden Villa
Renovations





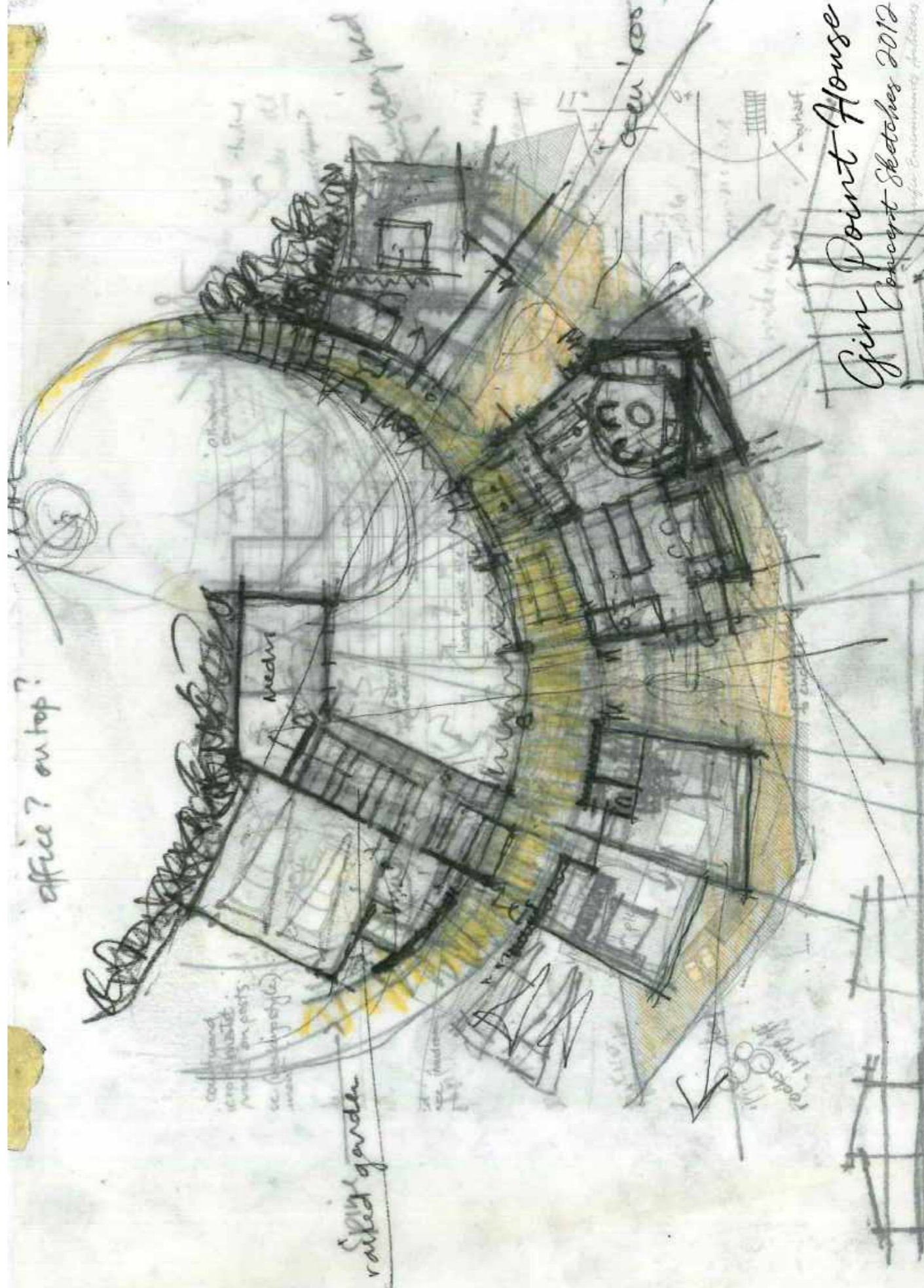
Clearwater Apartments
New Build



Matakana House
New Build



Clearwater Apartments New Build Interior Design

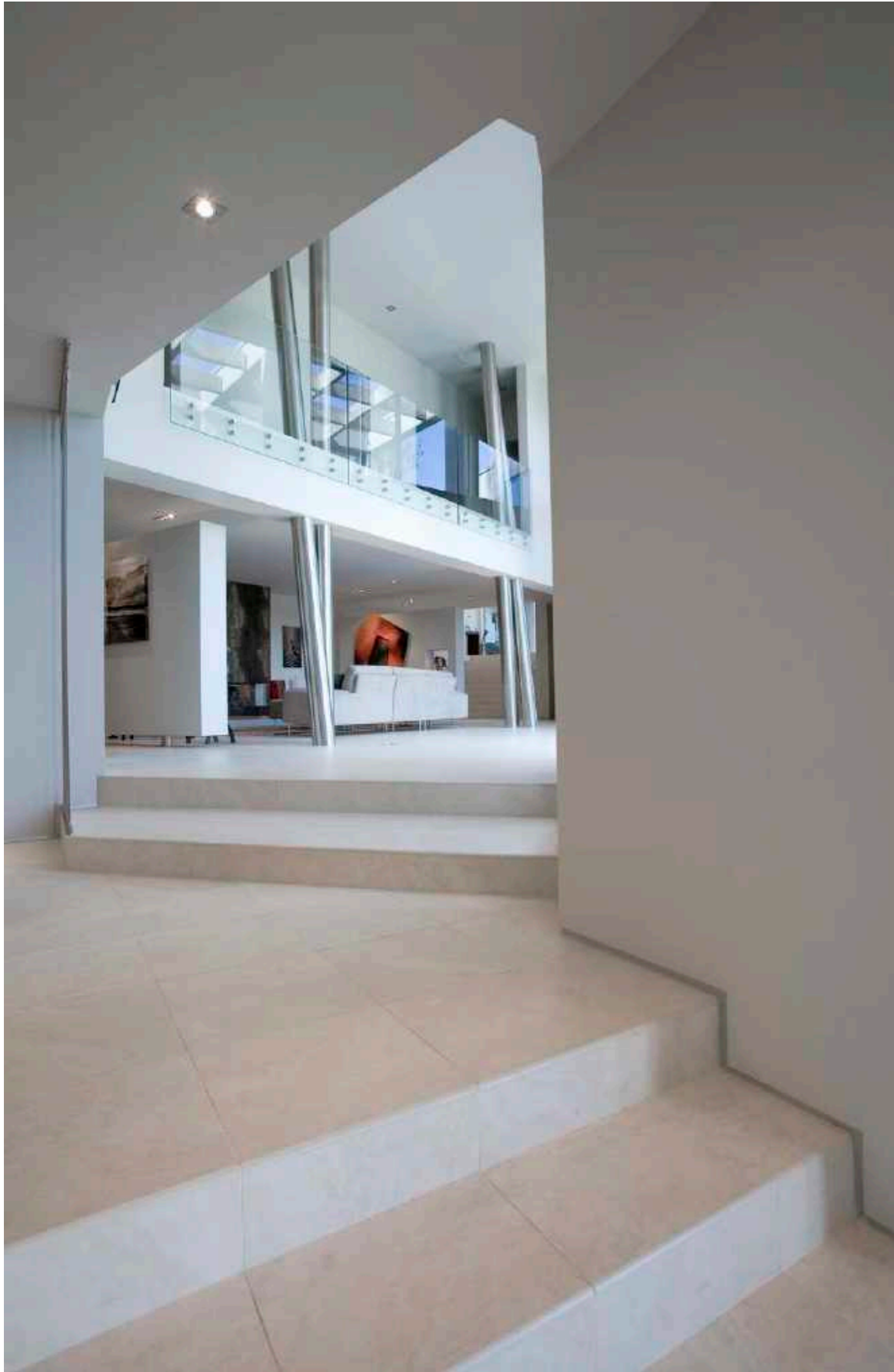




Otitori Bay House
Renovation



Otitori Bay House
Renovation



Crater Lake House
Renovation



Matakana House
New Build



Tawharanui House
New Build



Tawharanui House





Raglan Tiny House
New Build



Apartments and Townhouses
New Build



Dannemora Gardens Retirement Apartments



Waitakere Gardens Retirement Apartments



Pie Melon Bay
New Build





Forman House
New Build



60

YEARS

of leading-edge architectural design

YEARS

OF INNOVATION

and environmentally sustainable design practice

YOUNG

FRESH THINKING

and design with a *human* focus

architects
pacific environments

