

Your Home Planning Guide

M

+64 21 063 9997
<https://modal.archi>
info@modal.archi

Modal

ARCHITECTURE

Modal Architecture
info@modal.archi
021 063 9997

HQ: Level 1, 43 Cuba Street,
Te Aro, Wellington 6011

Auckland | Bay of Plenty | Canterbury
Otago | Taranaki | Wellington | Wairarapa
Servicing New Zealand wide

Kia ora,

We help you transform your property into a home or investment property that meets your families immediate, and future needs. We are a lifestyle architectural design firm, focused on supporting families around New Zealand.

Your home should be designed to make the best use of the natural light and ventilation, specific to your property. Creating homes that are efficient to run, while keeping your family warm and healthy is our goal, while still designing a home that looks good.

Our team is passionate about creating homes that meet your current and future needs. From everyday kiwi families to busy professionals or retirees. Good architecture should be accessible to everyone, and our mission is to make quality homes accessible for New Zealanders.

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Your Details

Name/s:

Personal Address:

Site Address:

Same as above

Phone / Mobile:

Email:

Preferred Contact:

Call Text Email Other:

Your Project Details

Preferred Investment:

up-to \$500K \$500K - \$750k \$750k - \$1M \$1M - \$1.5M \$2M +

Design Timeline:

Ready to start Early 2026 Mid 2026 Other:

Build Timeline:

Mid 2026 Late 2026 Early 2027 Other:

Project Type:

Reno Extend New Build Other:

Do you have:

Land Survey Geotech Other:

I am interested in:

Design Offsite Building Design & Build Other:

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Enquiry Form

What are your pain points?

At the start of a project, we ask about your motivations and pain points because we want to understand the reason behind your decision to build or renovate. It's not just about the number of bedrooms or bathrooms, it's about what's driving this change for you.

What isn't working in your current home? What frustrations have led you to this point? By understanding these challenges, we can go beyond a basic functional brief and design a home that truly improves your lifestyle.

Our goal is to create a home that reflects your unique needs, aspirations, family, and emotional connection to the space. By identifying what's missing or what needs to change, we can design a bespoke solution that not only looks good but feels right for you.

What is your first priority for your project?

If you do not get the opportunity to meet that priority, what will be the consequences?

What are you most worried about in this process?

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Pain Points

Your Future Home

Please fill in as much of this as possible, and cross out any items that don't apply. There is an additional page at the end for extra comments

Project Type: Renovation / Reconfiguration / Extension / New Build

Bedrooms	Room Size			Bed/s Size			Wardrobe		Ensuite		
	✓ OR ✗	S	M	L	S	Q	K	S	WIW	Y	N
Bedroom 01											
Bedroom 02											
Bedroom 03											
Bedroom 04											
Spare / Bed 05											
Office / Bed 06											

Approx. house size (m²): 100m² / 150m² / 200m² / 250m² / 300m² +

of levels: Single storey / Two storey / Three storey +

of full bathrooms: One, Two, Three +

of separate toilets: One, Two, Three +

Shower/s: Tiled / Acrylic / Other

Garage/s: Single / Double / Triple / None

Mudroom: Yes / No

Laundry: In Garage / In Bathroom / Separate

of living areas: One, Two, Three +

of family rooms: One, Two, Three +

Study nooks & number: Yes / No #:

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Your Future Home

TV locations:	Lounge / Family Room / Dining / Kitchen / Bedrooms	
Attic space requirements:	Yes / No	
Guest bedroom / suite:	Yes, bedroom / Yes, Suite / No	
Toy room:	Yes / No	
Music room:	Yes / No	Acoustically designed?
Kitchen (preferred layout):	L-Shape / U/G-Shape / Wall / Galley / Kitchen Island	
Scullery:	Yes / No	
Formal dining:	Yes / No	
Fireplace/s and locations:	Yes / No	
Workshop/tools area:	Yes / No	with Garage / Seperate
Storage preference:	Hallway / Laundry / Separate Room / Other	
Piano space and size:	Yes / No	Upright / Baby Grand / Grand
Bar:	Yes / No	
Lift (if two levels or more):	Yes / No	
Roofing style:	Gable / Monopitch / Hip / Low-Hip / Flat / Other	
Decking or patio:	Decking / Patio	
Driveway:	Concrete / Gravel / Other	
Heating / cooling:	Air conditioning / Homestar / Passive house	
Flooring types:	Carpet / Tiles / Timber Overlay / Vinyl / Other	
Swimming pool:	Yes / No	Indoor / Outdoor
Plunge pool:	Yes / No	Indoor / Outdoor
Spa:	Yes / No	Indoor / Outdoor
Sauna:	Yes / No	Indoor / Outdoor
Gym:	Yes / No	
Landscape Designer Req.	Yes / No	
Interior Designer Req.	Yes / No	



Your Sketches



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Your Sketches

Inspiration / Ideas

Try look for inspring projects on websites like:



[Archipro](#)
Modal Architecture



[Houzz](#)
Modal Architecture



[Pinterest](#)
Modal Architecture



[Archify](#)
Modal Architecture

When attaching images, please write a comment below or above each image stating what you do / don't like about the items in the image. This helps us understand your design thinking and preferences.

Next step

Great work! You've done the hard part - getting your thoughts on paper.

To take your project to the next step, and start turning this planning guide into your new home, get in touch with the team at Modal Architecture for your **FREE Initial Consultation**.

Email: info@modal.archi

Phone: [+64 21 063 9997](tel:+64210639997)

We look forward to supporting your project!

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