

Otaki House

Otaki, New Zealand

Design: 2022/23
Program: house, tennis court, pool & club house
Client: Steve & Athena Micallef
Team: CMA+U

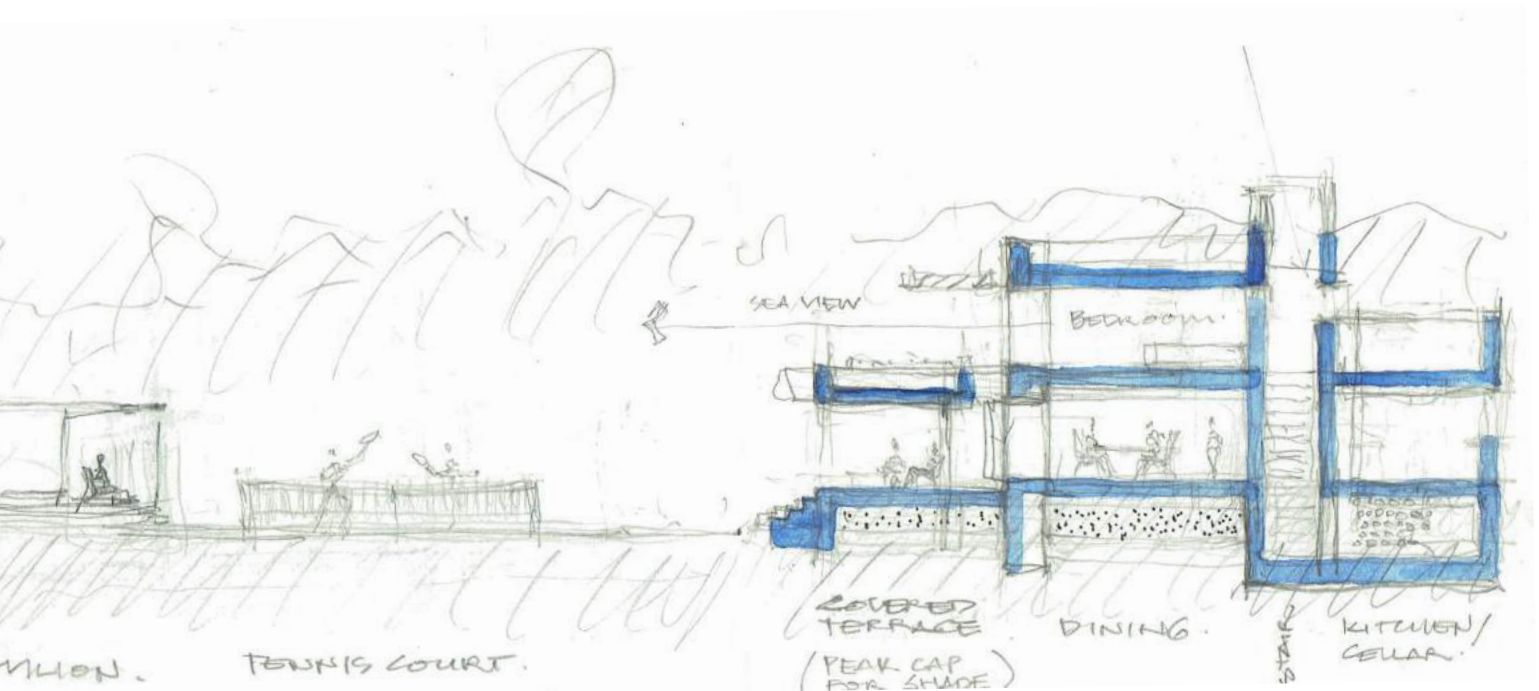
The brief called for a timeless design using durable materials and good craftsmanship to create an atmosphere conducive to relaxed entertaining in beautifully landscaped grounds centred around a full size tennis court, lap pool and club house.

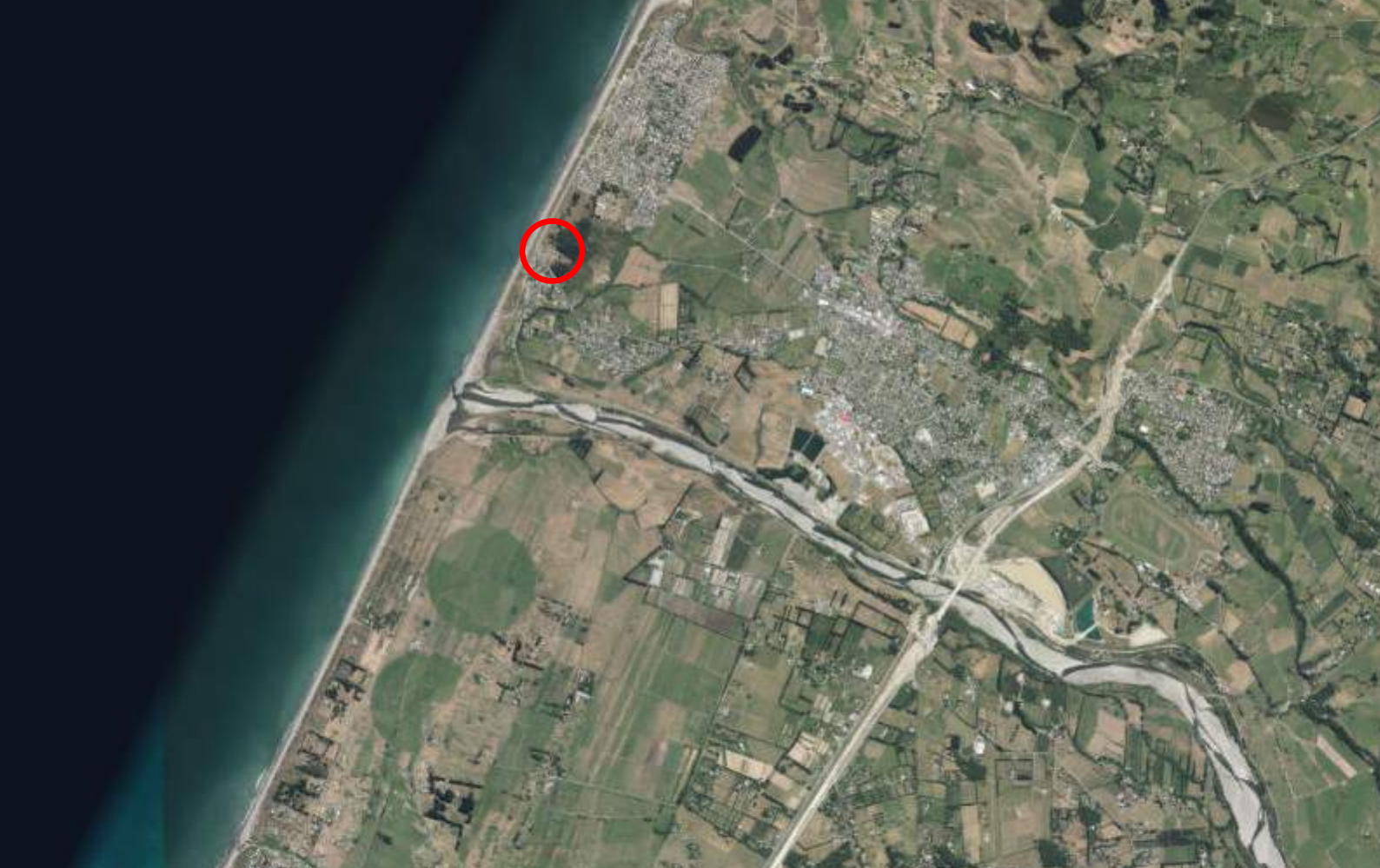
LAND SEA & LIGHT: The Kapiti Coast with its dramatic contrasts of big skies, sharp light and open sea on one side and the rugged Tararua Mountains on the other are the primal elements of this magnificent landscape. Wind blown sand on these beaches has shaped ancient ventifact rocks across thousands of years.

WOVEN LANDSCAPE: The defining characteristic of the landscape is its linear geometry, orientated almost north-south including coastline, dune-scape and dominant mountain ranges. This geometry informed the design, a spatial carpet of north-south linear warps (parallel with the coast) crossed with short east-west wefts that shape light and view to sea and mountains beyond.

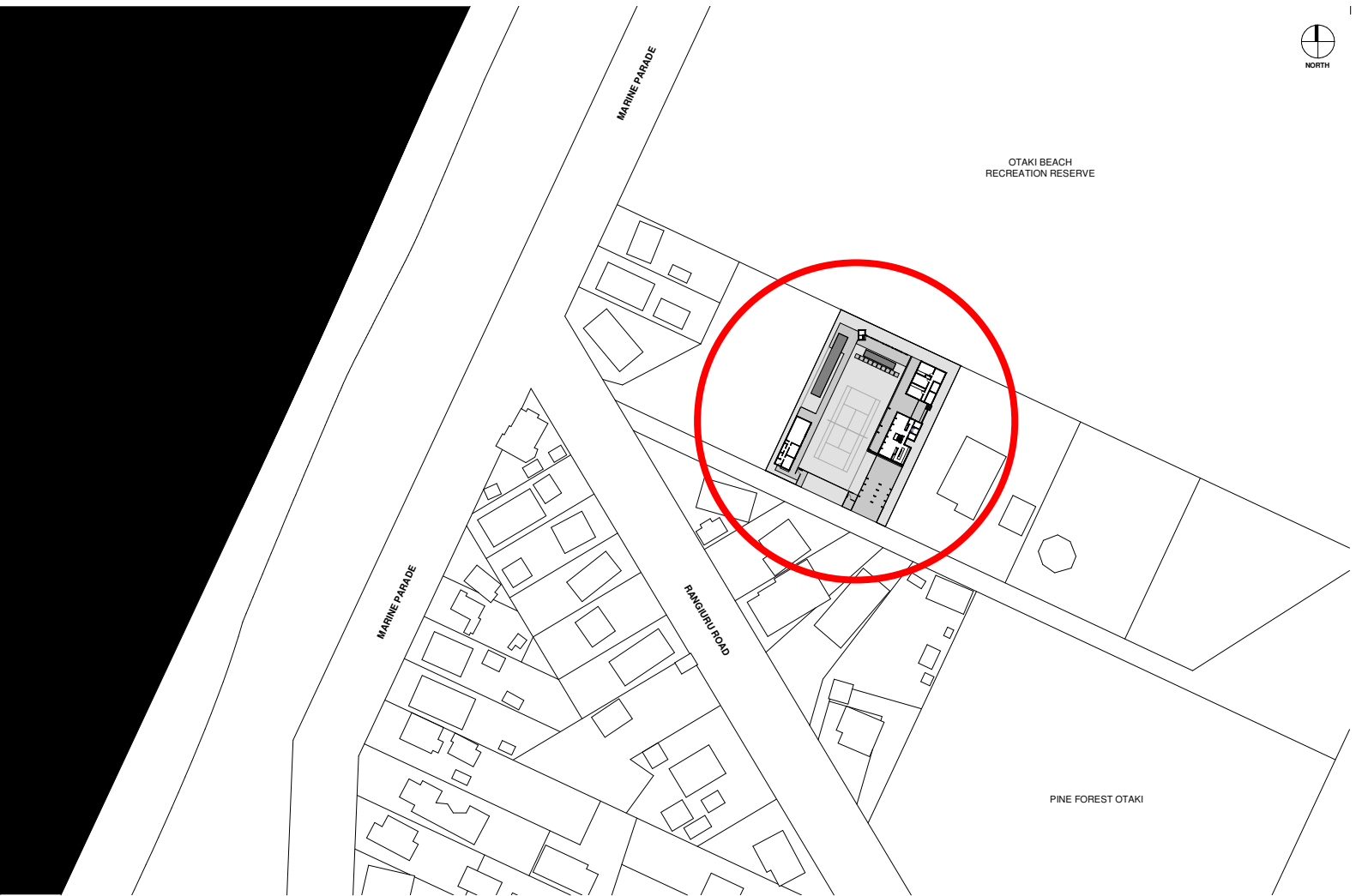
FIELD OF COURTS BETWEEN PAVILIONS: Rather than a central large building, the house is a field of spaces between buildings and buildings between spaces. The same number of ingredients are unpacked and moved carefully around the site to create a network of courtyards and pavilions shaping a variety of atmospheres, each with its own character. From active club house, pool and tennis court to quiet contemplative spaces, orangery or garden courts.

LIGHT AND TIME: A design language of elemental forms using robust durable materials is shaped to protect and shelter occupants from intense light and strong winds. Morning sunlight enters the double height Hall through a tall slot marking time as it moves across the wall. Below a series of alcoves with window seats are set deep into the wall like a medieval castle. The perfect sheltered location to watch tennis.

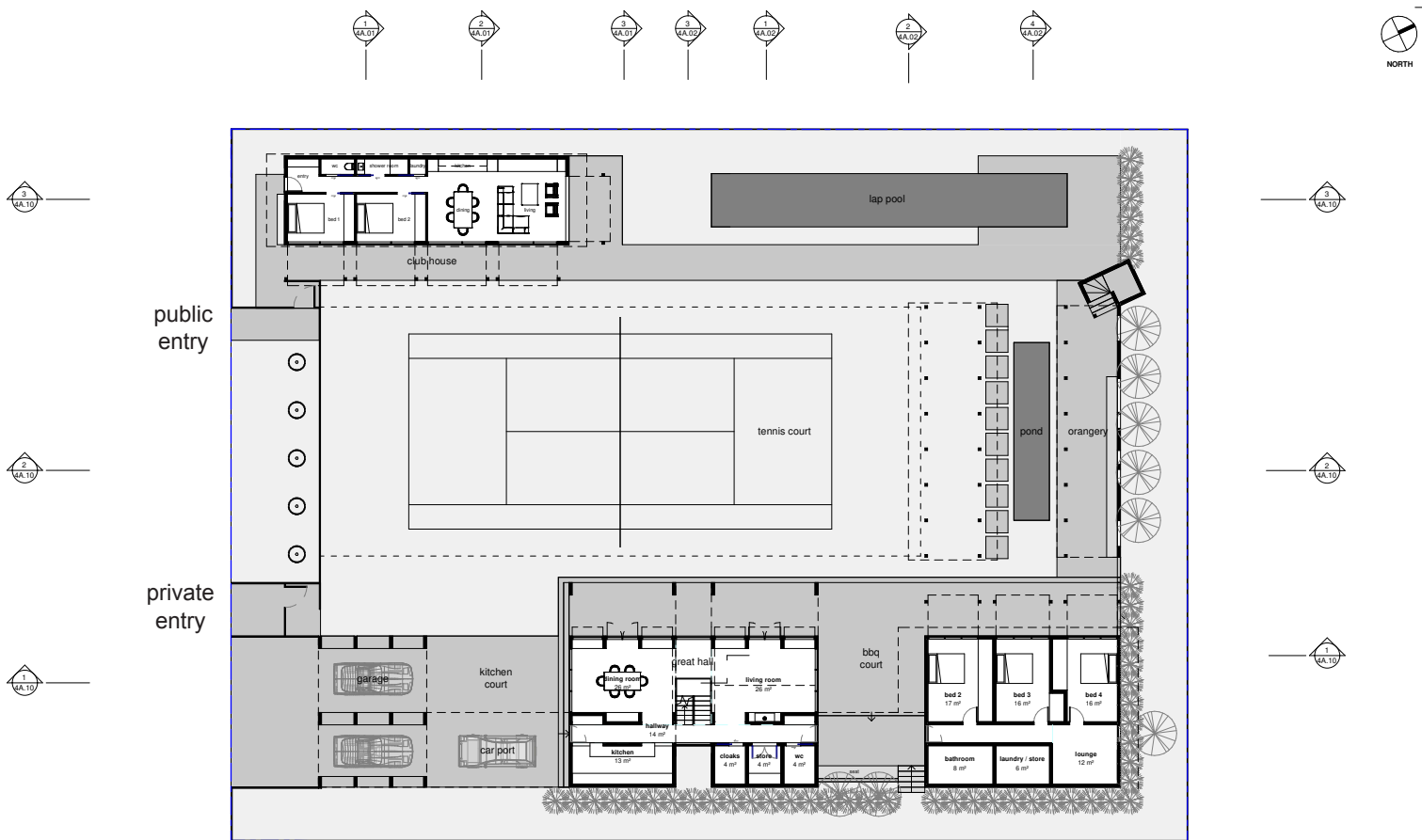




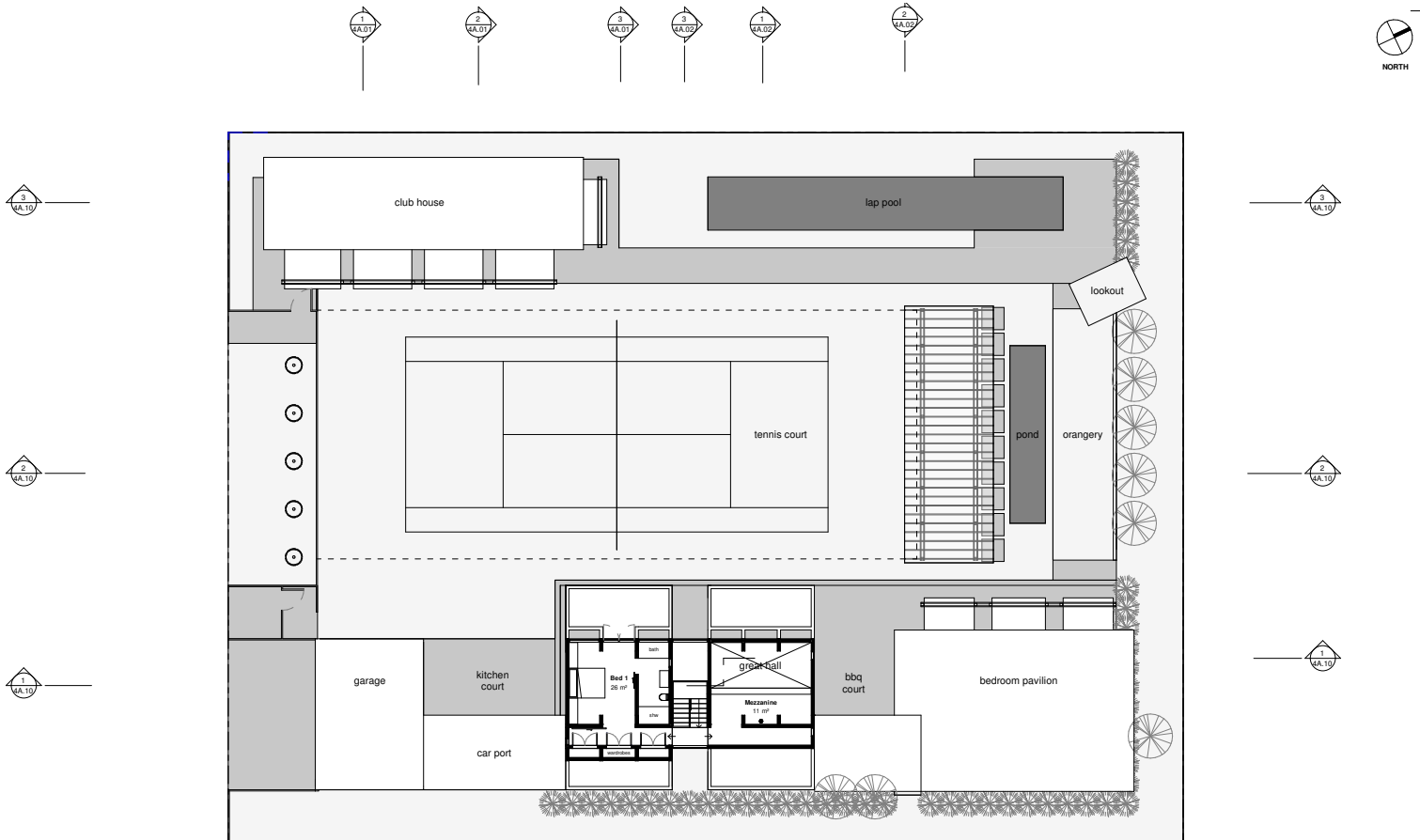
Site Context (aerial photo)



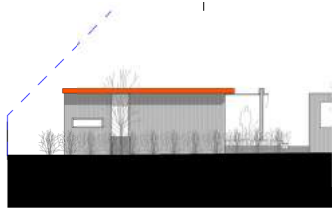
Context: Site Plan



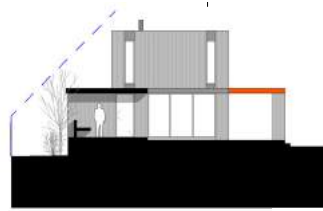
ground floor plan



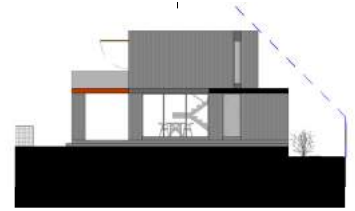
first floor plan



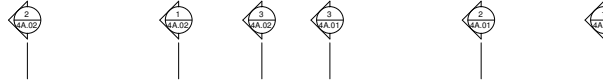
1 Bedroom Pavilion North Elevation
2A.30 1 : 200



5 Main House North Elevation
2A.30 1 : 200



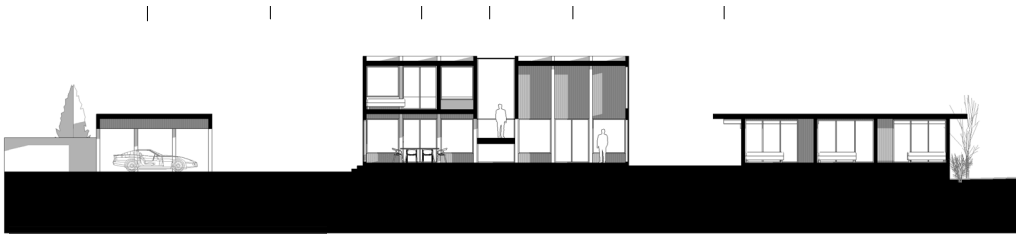
3 Main House South Elevation
2A.30 1 : 200



2 Main House West Elevation
2A.30 1 : 200

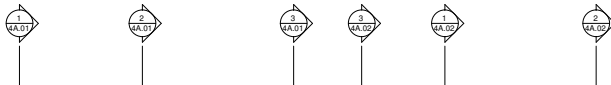


4 Main House East Elevation
2A.30 1 : 200



garage kitchen court great hall bbq court bedrooms

Long Section 2
1 : 200



club house tennis court pond orangery

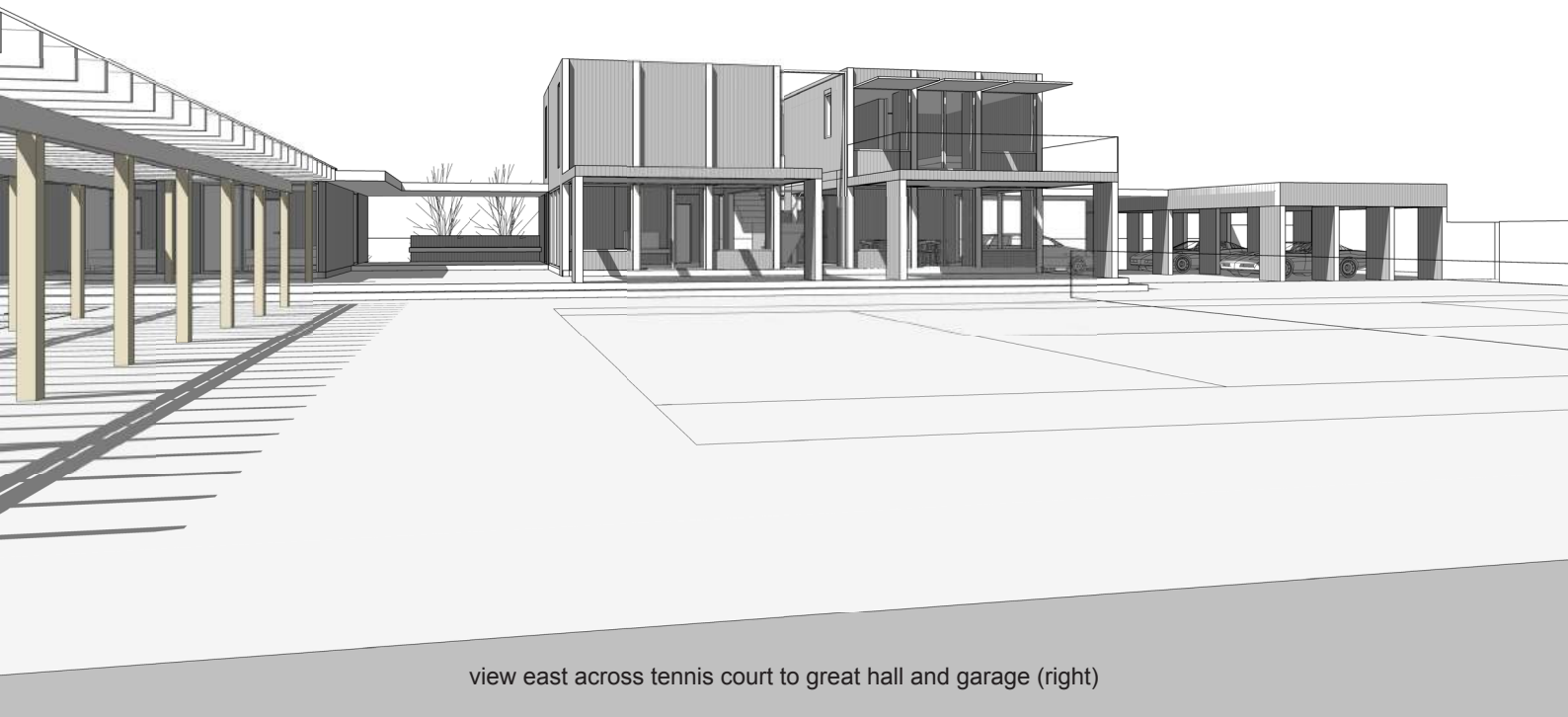
Long Section 3
1 : 200



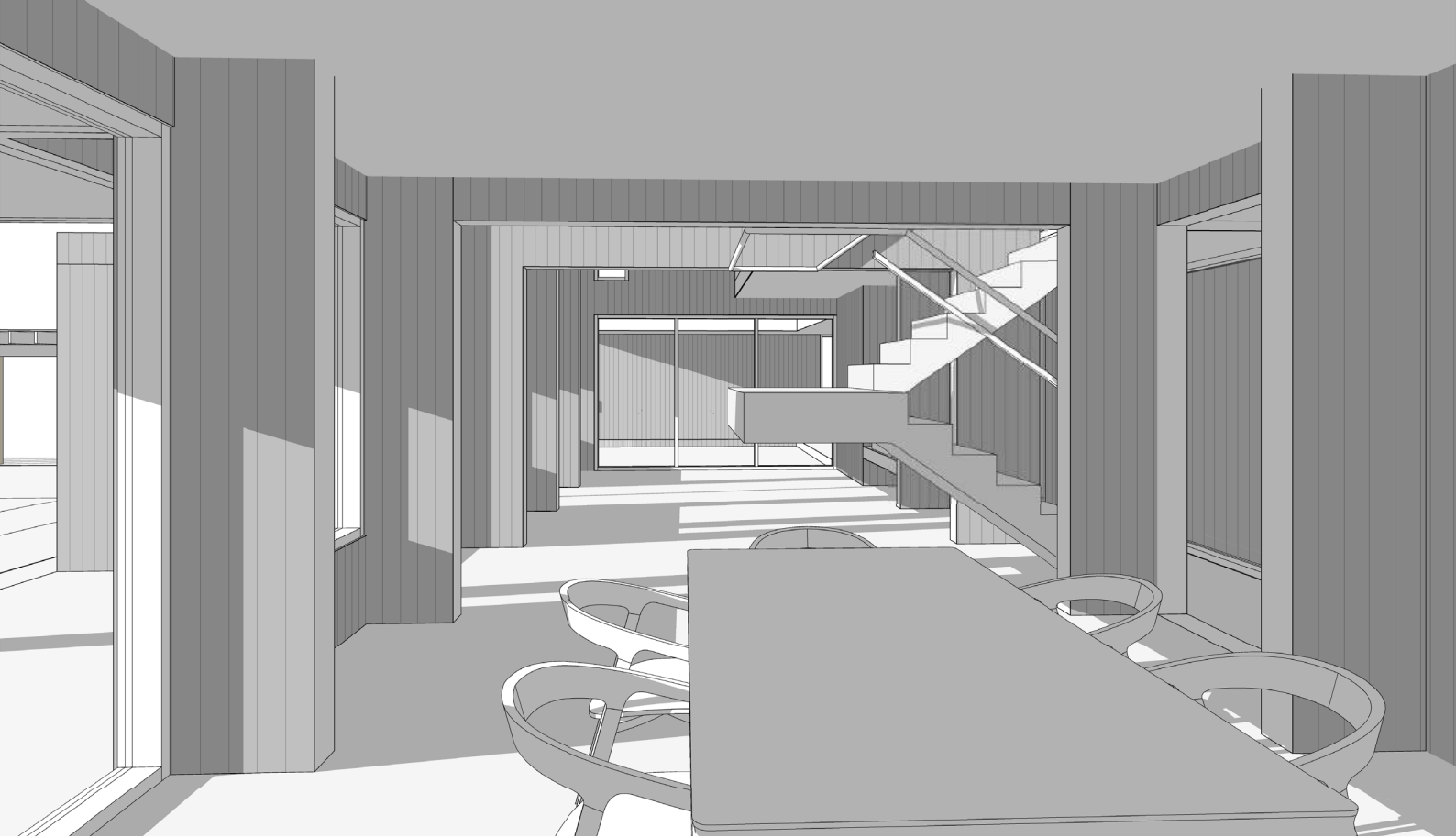
club house lap pool



view north from club house across tennis court to orangery and great hall (right)



view east across tennis court to great hall and garage (right)



view of great hall from dining to living



view from great hall out over tennis court, orangery and garden court (right)



View east to foothills and Tararua Mountains



View of private access road and site to left