

Otaki Maori Racecourse Residential Development

Architectural Design Report to support Referral Application

Moller Architects was commissioned to lead and coordinate the Design Process for a Masterplan for housing in a Village Environment at The Otaki Maori Racecourse, alongside Wraith and Associates, McIndoe Urban, Envelope Engineering, and Stantec.

The Concept is to respect the History and the Natural and Built Environment, of this area of Otaki where the Racecourse is located.

The Site is at the base of the Tararua Ranges, and the gently sloping land with existing substantial vegetation, lies well, to North, East, and West orientations, and the open space formed by the course for racing, spectators, and horse training facilities, the existing built forms of grandstands and supporting buildings, all provide a dynamic setting for a community village environment which is complementary to the existing established racecourse facility.

An existing network of pathways for walking, riding and horse trekking alongside the Otaki River, is augmented by the existing roads of Te Roto and Rahui Roads, in close proximity to the Rail-station Village and the Otaki Village on Mill Road.

Accessible pathways are proposed for walking, cycling, and wheel-chair use, together with the idea of idly perambulating the routes, vistas, and views to encircle the racecourse and link to the connecting and shared laneways, open spaces, pocket parks and private courtyards.

The Idea-- or 'Parti'-- is to create a series of urban clusters grouped around the periphery of the Racecourse, such that the existing environment can provide an interaction between a sports activity, with all its open space, health and well being and a community environment.

These areas are identified as Zones to the North, East, and West areas of the Racecourse for the housing clusters, together with the existing Hub of Grandstands, Stables and Training Facilities, which form the Nucleus for the overall Village.

There are nine Typologies of housing, comprising Single Unit Houses, Courtyard Housing, Terrace Houses, Apartments, and Cluster Housing with shared facilities.

The forms of the houses are scaled for the Racecourse environment with 15 degree roof pitches, verandahs, useful porches for shelter and utility, and a mix of privacy and community, such that neighbour support, and individual expression is enhanced and celebrated.

The housing stock will be factory produced using sophisticated design programming and robotized production, using a highly insulated panel system which can be customized to suit individual tastes, but with guiding principles of good design and proportions, colour, texture and materiality.

This design, manufacturing and site delivery methodology will result in affordable homes, so relevant in today's complex economy, and also relevant to a Coastal Rural /urban environment.