

Architectural Designer: Maurice Regeer
123 Boucher Avenue
Te Puke 3119

Project: Bellevue Residence, Tauranga
Total: 238 m²

Consultants: Place Interior Architecture / Kathryn McMillan
KirkRoberts Consulting Engineers Ltd.

The core concept for this design is seamless contact with the natural surrounds yet sheltering from city life. The brief was to make the most of the site and it's views. The house is tucked away at the far end of a cul-de-sac, elevated on one side but sloping down to a valley with native bush. From some angles you can see the city of Tauranga but only if you choose to. The windows are used to frame the different views and work as picture frames for the interior.

The design of the house follows the natural terrain, stepping down towards the valley, thus minimizing excavation and fill.

The gable ends and entry area (which connects the double garage with the rest of the house) are the main design features, made in timber with a plywood finish, detailed with battens (in two different widths) in random lengths. Their dark stain finish to contrast with the light coloured plaster finish on the rest of the house.

Another main feature is the asymmetrical roof shape, with a 40° pitch roof on one side and a 15° pitch on the other side. This was done to keep the proportions of the living and kitchen area intimate.

Site Plan

40° pitch roof on one side and a 15° pitch on the other side.

Gable ends and entry area in timber framing with plywood finish and random battens

ICF wall system with plaster finish

Glass doors behind the entry door open up to the covered patio area

Large glass doors from lounge to outdoor area

Covered evening patio

West Elevation

South Elevation

East Elevation

North Elevation



Covered main entry



Garage gable end



Entry landscaping and light



Entry covered patio



Looking up from the valley



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The buildings orientation not only offers residents views to the natural outlook, but more importantly, makes the most of the changing sun and shade. Insulated concrete floors and an ICF wall system further add to the thermal efficiency of the structure, thus needing minimum heating and cooling devices. In terms of exterior living spaces, the two 'internal' covered patios mean residents have a choice of areas depending on the time of day and season, private and intimate or open and communal. Both link to the kitchen area to maintain effective flow and practicality.

From the privacy of the bedrooms and bathrooms you step down to kitchen, patio and office level and further down into the lounge and dining area. With large glass doors the living space seems to flow into the valley.

Since the ceiling level stays the same and the building steps down the section, the internal ceilings gradually increase in height, from 2.4m to 2.9m to a vast 4.9m raking ceiling to the Lounge /Dining areas. The charcoal grey paint colour emphasises the asymmetrical angle of the ceiling yet also brings the room into proportion, offering a level of intimacy that was an important part of the brief.

