

# BACK STREET BEAUTY

REAR LANES ADD  
FRONT VALUE

AUCKLAND  
DESIGN MANUAL  
TE PŪKA WHAKATAIRANGA | A TĀMAKI MAKĀURAU

BUILDINGS + SITES // HOUSING CASE STUDY

Buckley Terraces  
Hobsonville, Auckland

# OVERVIEW

Good terraced house development that creates an excellent edge to the street while accommodating the car via rear lane access.

## PROJECT SUMMARY

The six terraced houses at Buckley Avenue are part of a wider masterplanned development at Hobsonville Point. The redevelopment of the old air base is intended to become a mixed use urban village which will incorporate schools, shops, a marine industrial precinct and a wide range of house types.

The housing has been developed as a large series of blocks called 'super-lots' which have been sold by the Hobsonville Land Company (HLC) to four separate building companies.

In 2010 Universal Homes purchased 13,000m<sup>2</sup> from the HLC to develop a range of 3 and 4 bed houses. A key driver was to ensure the delivery of high quality houses, that are visually appealing, provide variety in the streetscape, but still have a visual coherence with their neighbour.

The properties on 59-64 Buckley Avenue have been designed as energy efficient, low maintenance houses for a young family, or for older 'empty nesters' who have sold their existing house.

The terraces comprise of two corner units and four courtyard houses.



While providing an excellent edge towards Buckley Avenue, the terraces provide an attractive interface with its rear lane when viewed from Lester street.

# KEY PROJECT INFORMATION

HOUSING TYPE  
**TERRACES**

DENSITY  
**36 DW/HA**

ARCHITECT & DESIGN TEAM  
**CONSTRUKT ARCHITECTS LTD**

YEAR COMPLETED  
**2011**

SITE AREA  
**1670 M<sup>2</sup>**

PROJECT TYPE  
**TERRACED HOUSES WITH  
REAR LANE PARKING**

CLIENT/DEVELOPER  
**UNIVERSAL HOMES LTD**

PRICE BAND  
**MID-RANGE**

This site at Buckley Avenue is part of a wider masterplanned development at Hobsonville Point

The six terraces comprise of two corner units and four courtyard houses

A mid-range project would typically have a current build cost of \$2000 - \$3000 per m<sup>2</sup>, exclusive of land costs, professional services and regulatory fees

The site is flat in topography and is set back 6-8m from Buckley Avenue

4 x Four bedroom houses (courtyard units):

The six individual lots ranges in size from 180 sqm to 226 sqm

Lot area: 187 sqm  
GFA: 191 sqm

2 x Four bedroom houses (corner units):

Lot area: 250sqm  
GFA: 201 sqm

PARKING  
**REAR LANE ACCESS**

2 car parks per unit (attached garage)

# UNDERSTANDING THE NEIGHBOURHOOD

1. The whole area is covered by the Buckley Hobsonville Comprehensive Development Plan (CDP) – this sets out the detailed design and development controls for the site. It includes design guides and a requirement for any application to be reviewed by the Hobsonville Design Review Panel (DRP) This also identifies several precincts which each have their own individual characteristics.
2. The subject site is within the Campus Runway Park Precinct.
3. Regional connections are good as the development is well connected to the road network and close to a good bus and ferry service.
4. The design team was heavily engaged with the HLC and Auckland Council, but there was no community engagement. This was an empty site and community consultation on the project as a whole was carried out as part of the Plan Change process.



Looking towards the overall development on Lester Street from Buckley Avenue.

# GETTING IT RIGHT STREET TO THE FRONT DOOR

1. Good definition of Buckley Avenue – a continuous street frontage of very well designed, highly attractive houses.
2. Buildings are given a sense of individuality by using a range of materials and forms, and by being highly articulated.



A continuous street frontage of very well designed and highly attractive houses on Buckley Avenue.

## GETTING IT RIGHT STREET TO THE FRONT DOOR

3. Good connection to the wider landscaping in Hobsonville with a large landscaped area between the front of the houses and the busy street. This has been achieved by having no driveways onto Buckley Avenue.
4. Landscaping, planting and fencing are specified in the Hobsonville Point Design Guide. So, while each neighbouring houses are different in design, the planting and fence types are consistent, creating a landscape theme through this part of the development and reinforcing a sense of identity.



Looking towards the terraces from the corner of Lester Street and Buckley Avenue – Squadron Drive in the background.

# GETTING IT RIGHT OUTDOOR SPACES

1. The houses block road noise and ensure the private outdoor space is quiet.
2. Design ensures good access for sun.
3. Ground floor provides for maximum openness to outdoor space - which provides light, ventilation and a feeling of spaciousness to the house.



View of the corner terrace from Lester Street.

## GETTING IT RIGHT OUTDOOR SPACES

4. The courtyard is not overlooked by the neighbouring houses.
5. All terraces provide a quiet, private sunny outdoor space in a dense urban environment.
6. All houses utilise either a solar hot water, or heat pump hot water system.



View through to the private outdoor courtyard from the rear lane.

# GETTING IT RIGHT ACCOMMODATING THE CAR

1. Rear lane access for the garages allows the houses to be built as a terrace along Buckley Avenue – giving good street definition, higher density and no car movements onto a busy street.
2. The houses and the lane have been designed together.
3. The lane is made safer by houses overlooking the rear lane from upstairs windows and decks
4. The lane has been designed to be open, easily viewed, landscaped and attractive.
5. Cost effective surface finishes and materials have been used to create visual interest and supplement the highly vegetated development



Looking towards the rear lane from Lester Street.

## GETTING IT RIGHT THE BUILDING

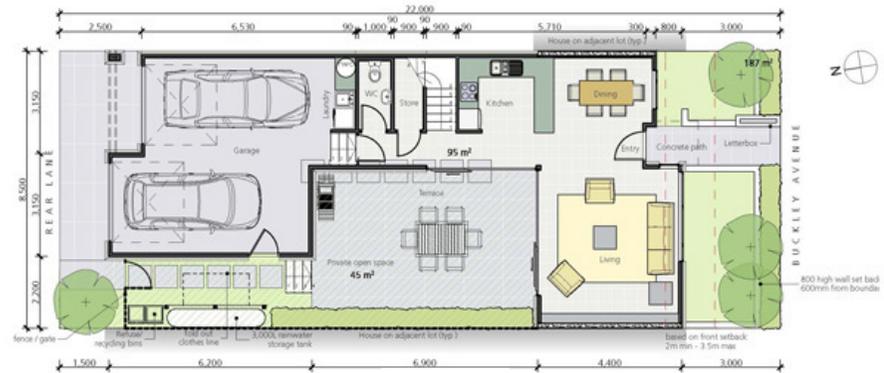
1. The houses have a minimum 5 star Home Energy Rating Scheme (HERS) Performance rating.
2. The houses have been designed to be easy to heat, light and cool naturally. The shallow floor plan allows the maximum penetration of daylight – to heat and light the building; while also allowing effective cross ventilation to cool the building in summer.
3. The building is well insulated – in excess of the minimum standards in the building code.
4. Energy efficient and water saving appliances are used.
5. The 3,000 litre water tank in the backyard captures rain from the roof – this is used to wash clothes, water the garden and flush the toilet.



A continuous street frontage of very well designed and highly attractive houses on Buckley Avenue.



# GETTING IT RIGHT THE BUILDING



01 GROUND FLOOR PLAN  
Scale 1:100



02 FIRST FLOOR PLAN  
Scale 1:100

# 18.03.10 Revise Consent Issue  
A 18.03.10 Design Review Panel Issue  
Worked

**konstrukt**  
Planning team

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**47 Lot Development, Buckley Hobsonville**  
for  
Universal Homes Ltd

TERRACE 1 FLOOR PLANS

309 B

Floor Plans of LOT 7,9,13 & 15 - Four bedroom terrace house (courtyard units).

# AUCKLAND DESIGN MANUAL

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The Auckland Design Manual provides practical advice, best practice processes and detailed design guidance to enable us to design and build the world's most liveable city. The manual will enable us all to make informed choices, to build houses and develop our streets and neighbourhoods to not only look good but to ensure they are built to last, sustainable and give the best return on investment.

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