

IN THE MIX

DIVERSE HOUSING TYPES IN CITY HEART

AUCKLAND
DESIGN MANUAL
TE PUKA WHAKATAIRANGA | A TĀMAKI MĀKAURAU

BUILDINGS + SITES // HOUSING CASE STUDY

Beaumont Quarter
Freemans Bay, Auckland

OVERVIEW

High density development in a central city environment that utilises a wide range of typologies

PROJECT SUMMARY

At the foot of an escarpment overlooking the Waitemata Harbour, the Beaumont Quarter sits across from Victoria Park on a site previously used for a gasworks. The site is in close proximity to central Auckland, and the motorway passes nearby.

The 2.4ha site is large for the inner city, so the development of a master plan (a comprehensive long-term strategy) was necessary to organise the layout of the streets, the location and massing of the buildings. An overall landscape strategy was developed to define the outdoor amenity areas better.

The developer was keen to ensure variety within the quarter so four different architectural practices were contracted to design the buildings and renovate the Victorian gas works. This variation in architectural styles helps create visual interest and diversity within the development.

Beaumont Quarter is comprised of 238 units containing 33 different housing types. The development was delivered in three phases - stages one and two were predominantly terraced housing with stage three being mostly apartments.

The architecture is contemporary, and of a modest scale. Elements such as balconies and the position of windows and doors provide each building with an attractive face to the street. This is further helped by a variation of building heights and setbacks which adds to the distinctive character of the quarter.



Beaumont Quarter sits across from Victoria Park on a site previously used for a gasworks. The site is in close proximity to central Auckland, and the motorway passes nearby.

KEY PROJECT INFORMATION

HOUSING TYPE TERRACES/ APARTMENTS	DENSITY 100 DW/HA	ARCHITECT & DESIGN TEAM STUDIO PACIFIC ARCHITECTURE LTD	YEAR COMPLETED 2006
SITE AREA 2.4 HA	PROJECT TYPE MIXED USE DEVELOPMENT	CLIENT/DEVELOPER MELVIEW DEVELOPMENTS LTD	PRICE BAND MID-RANGE
Beaumont Quarter sits across from Victoria Park on a site previously used for a gasworks	Master planned mixed use community on a brownfield development site		A mid-range project would typically have a current build cost of \$2000 - \$3000 per m ² , exclusive of land costs, professional services and regulatory fees
The site is in close proximity to central Auckland, and the motorway passes nearby	238 units in total with 33 different housing types		
The site is relatively flat in topography from Beaumont Street to Telfer Street. However there is a steep climb from far end of Fisher-Point Drive towards The Boardwalk (eastern end of the site)	91% Terraces and 9% Apartments Townhouses range from 103m ² @ 2x levels to 151m ² @ 3 levels Apartments range from 56m ² @ 2x levels to 121m ² @ 4 levels (including basement level parking)		
PARKING MIXED			
Approximately 350 car parks (basement, on-plot secured/ un-secured, off-plot secured/ un-secured, undercroft) for on-site residents			
16 on-street visitors car parks			

UNDERSTANDING THE NEIGHBOURHOOD

1. The development has excellent walking routes within the site, and is well connected to the city centre and Ponsonby. It is also very close to the Northern Motorway and bus routes.
2. The quarter is close to the city centre and Victoria Park offers a whole range of 'live-work-play' opportunities.
3. This mixed use development offers a great deal of choice in terms of housing types, modes of transportation and lifestyle.
4. Residents' facilities, including a 16m indoor heated swimming pool, gymnasium, sauna and spa, help to provide a sense of community.
5. The retention of a number of mature trees and the refurbishment of some of the gasworks buildings add a sense of heritage, character and identity to the development.



Looking towards the southern entry point of the development overlooking Victoria Park and Beaumont Street.

GETTING IT RIGHT PLACING THE BUILDINGS ON THE SITE

1. The development successfully incorporates a heritage building.
2. Site layout is based on a street network that helps to integrate the development back into the wider city, and gives a public address to the buildings.
3. While the buildings on the western slope of the quarter have extraordinary views of the harbour, they are designed so that the occupants don't feel their privacy is compromised.
4. The existing industrial building on the site frontage has been retained and refurbished for offices and includes a small café.
5. Multiple building platform levels are used to minimise site constraints.
6. The retaining walls are stepped and supported with comprehensive landscaping elements to minimise excessive soil movement.



Looking into Fisher-Point Drive from Beaumont Street.

GETTING IT RIGHT STREET TO THE FRONT DOOR

1. Buildings are given a sense of individuality by using a range of materials and forms, and by being highly articulated.
2. There is a good balance between providing privacy to the residents, while still having a sense of openness against the street.
3. While the houses are different, 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 a terrace housing block on Fisher-Point Drive.

GETTING IT RIGHT THE BUILDING

1. The development uses several house-types to effectively manage a significant height change of over 20m across the site.
2. While there are a wide range of quite different building types within the development they have a consistent design style.
3. There are decks on both sides of buildings which are recessed into the building façade. This creates depth in the building façade, and provides shelter and privacy for the occupants.
4. The materials are robust, the building is easy to maintain and this will ensure it looks attractive as it ages.



Looking at a staggered dual aspect apartment block towards the northern end of the development on Fisher-Point Drive.

GETTING IT RIGHT THE BUILDING

5. 1. The 'public' face of the housing has been carefully designed with integrated balconies and shading screens that give a sense of quality.
6. The houses have been designed to be easy to heat, light and cool naturally. The shallow floor plans allows the maximum penetration of daylight – to heat and light the building; while also allowing effective cross ventilation to cool the building in summer.



Looking at a terrace housing block – entry to these three storey townhouses are from Fisher-Point Drive.

GETTING IT RIGHT OUTDOOR SPACES

1. All the housing units have been designed to allow good sun access.



Overhead birds eye view looking into one of three communal open spaces – access off Fisher-Point Drive.

GETTING IT RIGHT OUTDOOR SPACES

2. The retaining walls block road noise and ensure the private outdoor spaces are quiet in a dense urban setting.
3. Open plan living areas are well connected to quality outdoor spaces.
4. The ground floor windows and doors are generous, providing good levels of light and ventilation and a real feeling of spaciousness



Open plan living areas are well connected to all private outdoor living courts - escarpment level apartments in the background.

GETTING IT RIGHT ACCOMMODATING THE CAR

1. The apartments to the east cleverly use the slope to accommodate basement car parks.
2. Providing basement car parking frees up more development floor space on site.



The Boardwalk lane which is located towards the top of the escarpment can be accessed from the west end of Fisher-Point Drive.

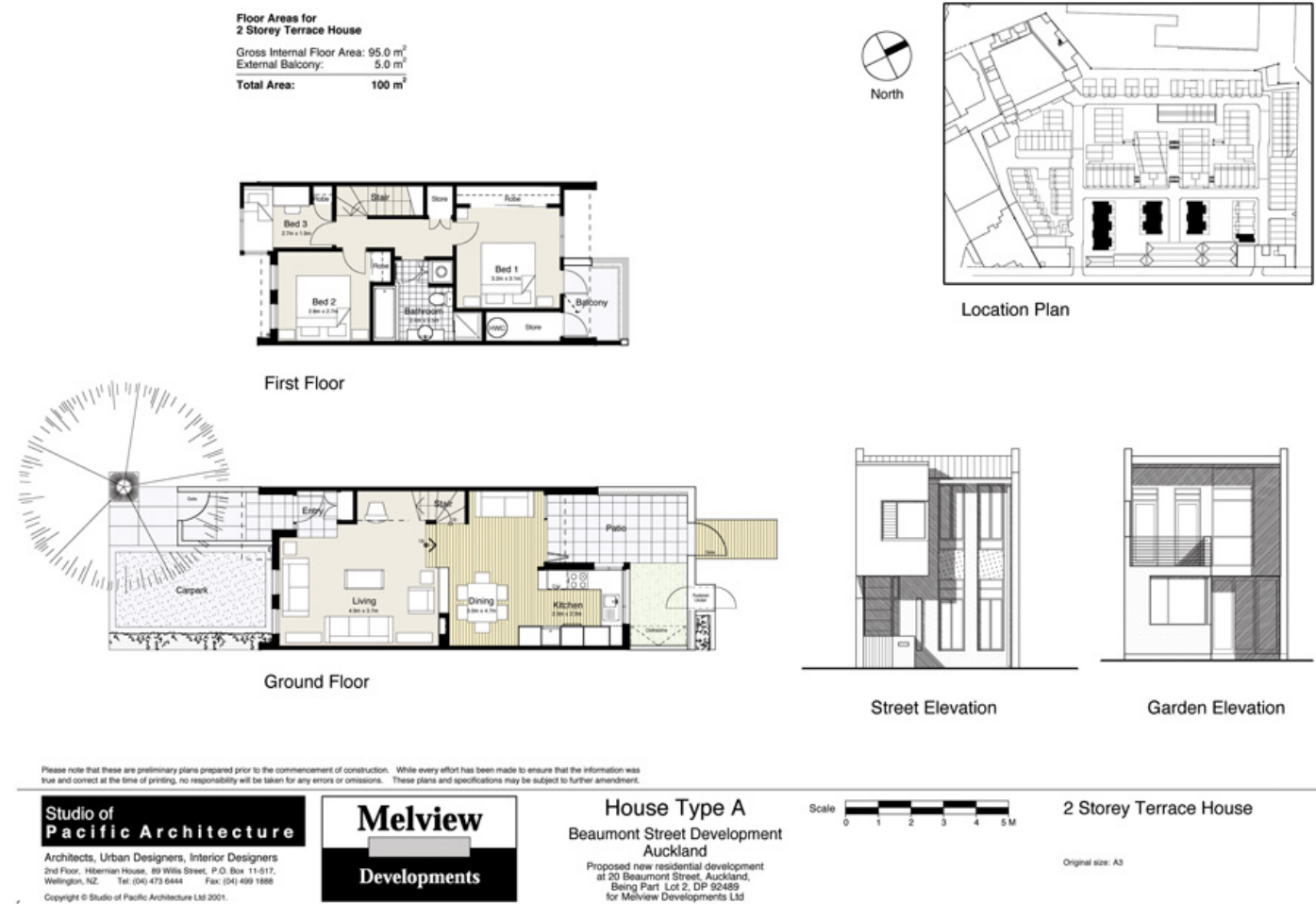
GETTING IT RIGHT ACCOMMODATING THE CAR

3. A conscious design decision was made not to provide cover over the external car parks - this would have blocked the view into the building units/unit entrances, and could have created security issues.
4. The development prioritises pedestrians by narrowing the streets and not allowing the car parking to dominate.

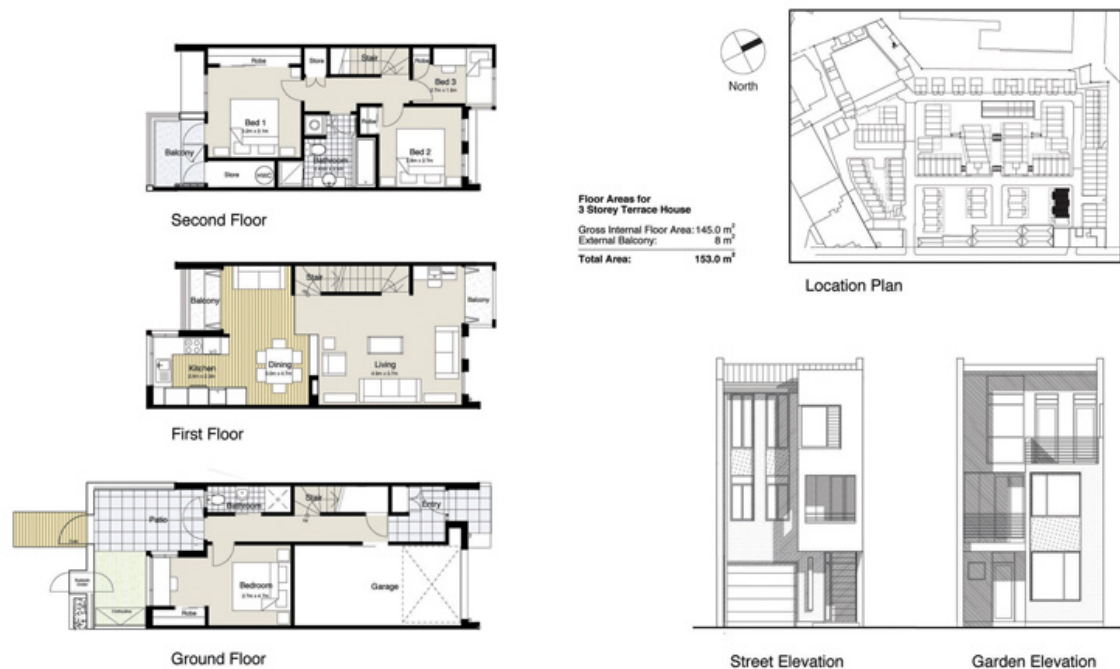


Looking at a terrace housing block on Brickfield Way – access off Fisher-Point Drive.

GETTING IT RIGHT FLOOR PLANS



GETTING IT RIGHT FLOOR PLANS



Please note that these are preliminary plans prepared prior to the commencement of construction. While every effort has been made to ensure that the information was true and correct at the time of printing, no responsibility will be taken for any errors or omissions. These plans and specifications may be subject to further amendment.

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 Wellington, NZ. Tel: (04) 473 6444 Fax: (04) 499 1988
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Melview
 Developments

House Type B
 Beaumont Street Development
 Auckland
 Proposed new residential development
 at 20 Beaumont Street, Auckland,
 Being Part Lot 2, DP 52489
 for Melview Developments Ltd

Scale 0 1 2 3 4 5 M

Split Level House
 Original size: A3

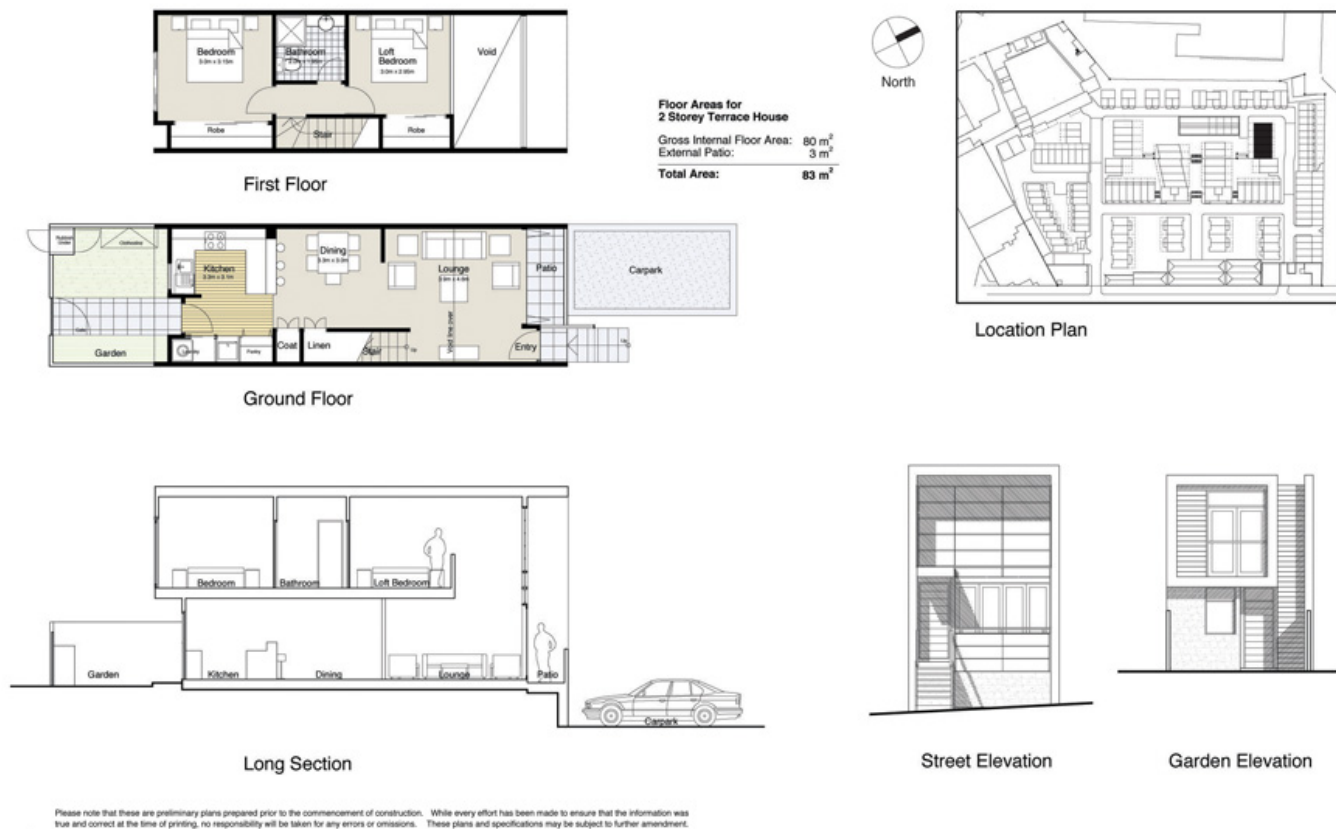
Typical floor plans of a split level terrace house, site plan on top right, building elevations on the bottom right.

GETTING IT RIGHT FLOOR PLANS



Typical floor plans of a four-storey split level terrace house, site plan on top right, building elevations on the bottom right .

GETTING IT RIGHT FLOOR PLANS



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Melview

Developments

House Type D
 Beaumont Street Development
 Auckland

Proposed new residential development
 at 20 Beaumont Street, Auckland,
 Being Part Lot 2, DP 92489
 for Melview Developments Ltd

Scale 0 1 2 3 4 5 M

Split Level House

Original size: A3

Typical floor plans of a two-storey split level terrace house, site plan on top right, building elevations on the bottom right.

GETTING IT RIGHT FLOOR PLANS

Floor Areas for 3 Storey Terrace House

Gross Internal Floor Area: 120 m²
External Balconies: 12 m²
Total Area: 132 m²



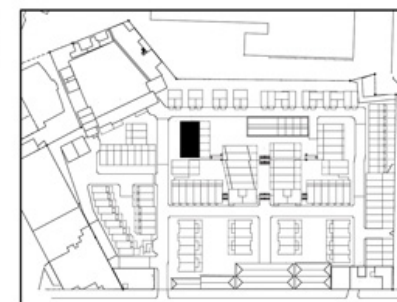
Second Floor



First Floor



Ground Floor



Location Plan



Street Elevation

Garden Elevation

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Melview

Developments

House Type E
Beaumont Street Development
Auckland

Proposed new residential development
at 20 Beaumont Street, Auckland,
Being Part Lot 2, DP 92489
for Melview Developments Ltd

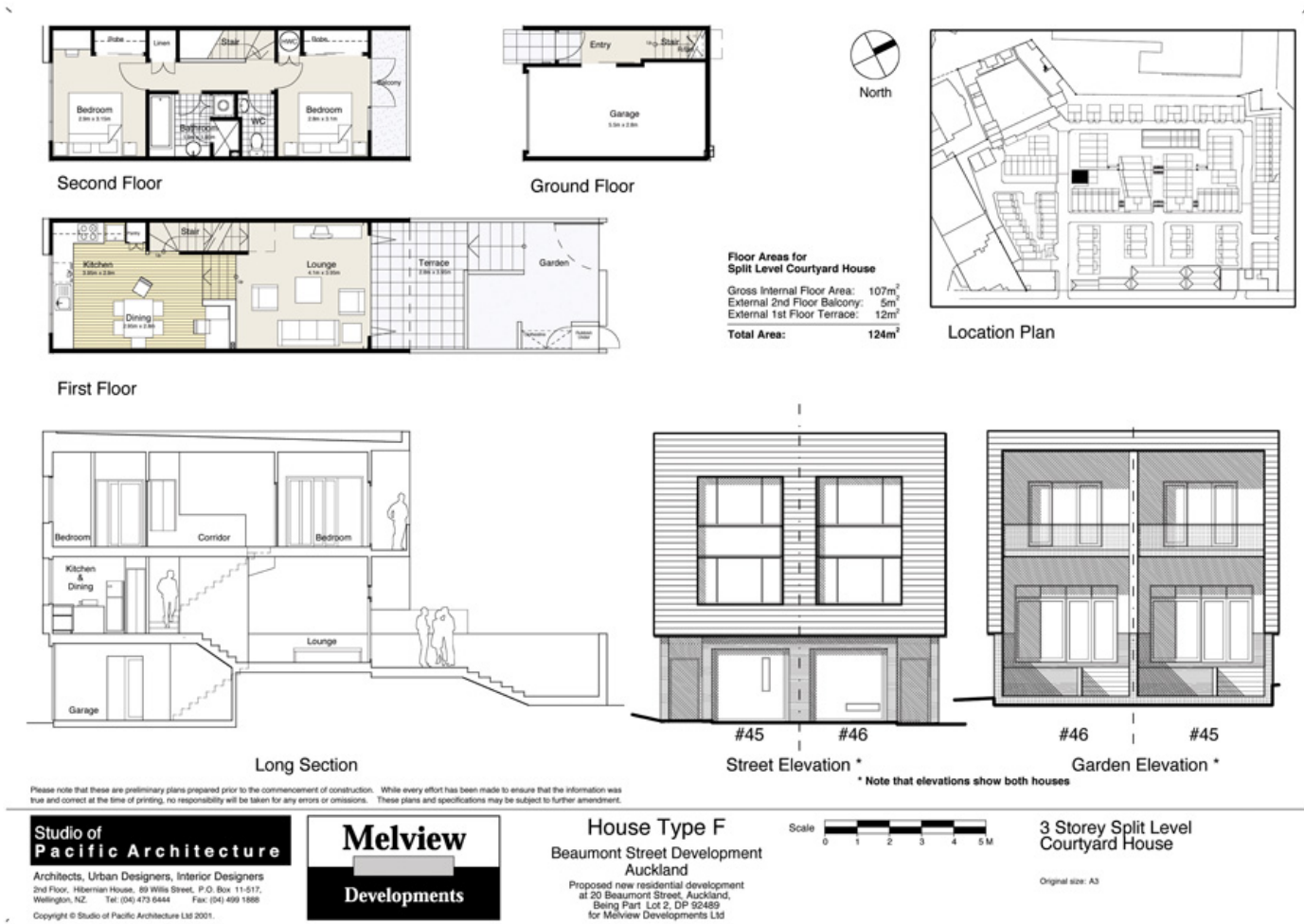
Scale 0 1 2 3 4 5 M

3 Storey Terrace House

Original size: A3

Typical floor plans of a three-storey terrace house, site plan on top right, building elevations on the bottom right.

GETTING IT RIGHT FLOOR PLANS



Typical floor plans of a three-storey split level courtyard house, site plan on top right, building elevations on the bottom right.

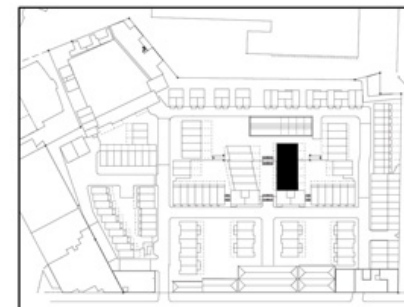
GETTING IT RIGHT FLOOR PLANS



First Floor

North

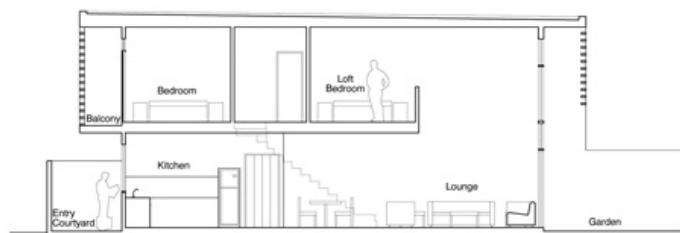
Floor Areas for 2 Bedroom Loft House	
Gross Internal Floor Area:	85 m ²
1st Floor External Balcony:	5 m ²
Total Area:	90 m²



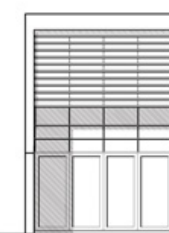
Location Plan



Ground Floor



Long Section



Garden Elevation



Street Elevation



Streetscape Sketch

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Melview

Developments

House Type G
Beaumont Street Development
Auckland

Proposed new residential development
at 20 Beaumont Street, Auckland,
Being Part Lot 2, DP 92489
for Melview Developments Ltd

Scale 0 1 2 3 4 5 M

2 Bedroom Loft House

Original size: A3

Typical floor plans of a three-storey terrace house, site plan on top right, building elevations on the bottom right.

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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