

STREETS AHEAD

A NEW STREET DRIVES REAL VALUE

AUCKLAND
DESIGN MANUAL

TE PUKA WHAKATATRANGA I A TAMAKI MAKAUURAU

BUILDINGS + SITES // HOUSING CASE STUDY

Tagata Way
Mangere, Auckland

OVERVIEW

Good example of a semi-detached housing development that incorporates a new, narrow road as an alternative to either infill, or multiple developments off right-of-ways.

PROJECT SUMMARY

Tagata Way is a medium-density housing project by Housing New Zealand Corporation (HNZC) comprised of 21 semi-detached dwellings located in the heart of Mangere in the south of Auckland.

The site is located at the end of a suburban block, framed by Bader Drive, Elmden Street and Ventura Street.

The site was selected because of its strategic position within Mangere - within walking distance to community facilities and commercial hubs as well as being well-connected to recreation spaces, including Mangere Mountain.

The site was formerly comprised of 10 typical 600-700m² sections with a single storey 100m² dwelling on each. The project involved reconfiguring the site to accommodate 21 x 300m² freehold sections intersected by a new street, Tagata Way. The development of this new road, or 'homezone', significantly informed the design of the overall development as it has a strong pedestrian focus.

Principles of safety and crime prevention through environmental design were also applied and ensured that the buildings addressed the four streets they overlooked.

As a social housing project, the aim was to include a range of dwelling sizes and types to accommodate a diverse range of residents. The 21 dwellings range from single storey 2 bed to two-storey 3+ bed dwellings. Each dwelling occupies a freehold site, with a private outdoor space.



The staggered form integrates well with the context of Manukau Road.

KEY PROJECT INFORMATION

HOUSING TYPE TERRACES	DENSITY 88.5 DW/HA	ARCHITECT & DESIGN TEAM DESIGN GROUP/ STAPLETON ARCHITECTS	YEAR COMPLETED 2007
Acknowledgments: Mitchell Vranjes (engineering) Jasmax (landscaping)			
SITE AREA 7393 m²	PROJECT TYPE MEDIUM DENSITY HOUSING PROJECT	CLIENT/DEVELOPER HOUSING NEW ZEALAND CORPORATION	PRICE BAND LOW-RANGE
The site is within walking distance to community facilities and commercial hubs as well as being well-connected to recreation spaces, including Mangere Mountain	The project involved reconfiguring the site to accommodate 21 x 300m ² freehold sections intersected by a new street, Tagata Way		A low-range project would typically have a current build cost of less than \$2000 per m ² , exclusive of land costs, professional services and regulatory fees
The site is flat in topography	21 dwellings units, Total Floor Area 3,588m ²		
PARKING FRONT ACCESS	6 x 2 bedroom single level dwellings, 98m ²		
21 single car garages with room for an additional parking stacked space	15 x 3 bedroom two-storey dwellings, 200m ²		
On-street visitor parking			

UNDERSTANDING THE NEIGHBOURHOOD

1. The development is semi-detached and medium density which is appropriate for the surrounding neighbourhood.
2. The development is located within walking distance of facilities and amenities and has strong connections to a number of recreation spaces within the immediate area.
3. Bader Drive is an arterial route while Ventura and Elmden Street are typical quiet suburban streets. The immediate surrounds typify low-density, 1950-1970's era suburban development with single-storey dwellings on 700m² sections.
4. Narrow streets, smaller lot sizes and a clear articulation of the public and private realms help emphasise that pedestrians have priority and encourage a sense of community.
5. The creation of a 'homezone' provides permeability and a neighbourhood focus.



View of the medium density development on Tagata Way from Ventura Street.

GETTING IT RIGHT PLACING THE BUILDINGS ON THE SITE

1. The new road within the development is designed to link and integrate with the wider neighbourhood.
2. It's location on the end of a suburban block gives the development prominence within the neighborhood. However, the two-storey development ensures that the development is not overly dominant or inappropriate for a low-density area.
3. Buildings are situated to face the street with even setbacks and clear delineation between the car-space.
4. All sites have private outdoor living areas with north-facing yards.



Looking up Tagata Way towards Bader Drive.

GETTING IT RIGHT STREET TO THE FRONT DOOR

1. A clear hierarchy of public and private spaces have been defined by the building layout, fencing and planting.
2. Low fencing along street front boundaries creates a sense of openness to the street, while the 1.8m fences at the side and rear of adjoining properties ensure that adequate privacy is given to each resident.
3. The single-storey dwellings are clustered at the centre of the development while the two-storey houses at the perimeter help strengthen prominence of the development within the existing area but also ensured a more balanced 'silhouette' with neighbouring properties.
4. Dwellings are given a sense of individuality by using different colours on the street-front facades. The use of colour also helps to articulate the rhythm and pattern along the street to break up the similar shape and scale of the dwellings.



View of a semi-detached townhouse from Tagata Way.

GETTING IT RIGHT OUTDOOR SPACES

1. Each individual section was left minimally landscaped to provide an opportunity for individual residents to make their own 'mark'.
2. All housing units have been designed to allow good sun access to all internal and external living spaces.
3. The 'Homezone' street has (been designed with traffic-slowing mechanisms to encourage pedestrian use and lessen the dominance of the car.



Looking into a semi - private open space on Tagata Way.

GETTING IT RIGHT OUTDOOR SPACES

1. Rain gardens are incorporated within the Homezone to reduce stormwater run-off.
2. Two fencing heights are used: 1m high along the public street to facilitate permeability between public and private realms, and 1.8m high between neighbors to ensure privacy.
3. Landscaping includes the retention of an existing mature tree and several existing healthy street trees which helps the new development sit comfortably within the established neighborhood.



Looking towards a single storey semi-detached townhouse on Tagata Way.

GETTING IT RIGHT THE BUILDING

1. The dwellings have a north-south orientation to maximise the access to sunlight for both the dwelling and the private outdoor space.
2. Garages have been placed next to living rooms on adjoining dwellings to act as a sound buffer between each residence.
3. The garages are insulated and connected to the main dwelling - allowing flexibility for residents who may want to use them as additional living space.
4. Concrete slab walls and roofs are used to insulate each unit.
5. Trickle ventilation within windows reduces risk of dampness.
6. Sustainability measures such as rain gardens and energy efficient buildings have been included, which are well above minimum building standards.



View of two storey semi-detached townhouses from the corner of Ventura Street and Tagata Way.

GETTING IT RIGHT ACCOMMODATING THE CAR

1. The development prioritises pedestrians by narrowing the streets and not allowing the car parking to dominate.
2. Dual driveways have been used so that driveways do not dominate the street.
3. Garages are recessed to allow living rooms to be more dominant along the street



View of a semi-detached townhouse from Tagata Way.

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