

STROLL ALONG THE BEACH

ELEGANT TOWNHOUSE
BRINGS LIFE TO THE STREET

AUCKLAND
DESIGN MANUAL
TE PUKA WHAKATAIRANGA | A TĀMAKI MAKĀURAU

BUILDINGS + SITES // HOUSING CASE STUDY

The Promenade
Takapuna, Auckland

OVERVIEW

Good terrace house development that creates an excellent edge to the street, maximises internal space and resolves significant level changes.

PROJECT SUMMARY

This development is on the fringe of the commercial centre of Takapuna, on Auckland's North Shore. It adapts a terrace housing typology to meet the New Zealand way of life and suit the conditions of the site.

It is a good example of high quality, more intensive forms of housing located in and around urban areas. The surrounding area includes a mix of commercial development and standard residential properties.

The development provides 18 terraced housing units on a prominent corner site. The units have been designed as four-level terraced houses that positively address the street. The design type allows for higher density residential accommodation in a sensitive transitional location.

The development as a whole is designed to a high standard. It creates a landmark on the street and responds well to the sloping site and adjacent developments. The units are well articulated and detailed with terrace and balcony features along the full frontage and dormer windows in the roof space. The building displays a strong local identity in its character. It has a good relationship with the street, responds well to the unique site and to the wider local environment.



Looking towards the terraced housing development from the corner of Hurstmere Road and Killarney Street.

KEY PROJECT INFORMATION

HOUSING TYPE TERRACES	DENSITY 56 DW/HA	ARCHITECT & DESIGN TEAM JENSEN CHAMBERS YOUNG LTD	YEAR COMPLETED 2002-2003
SITE AREA 3218 M² The site is on the fringe of the commercial centre of Takapuna, on Auckland's North Shore The site has a sloping topography and falls down almost 10m to the rear of the site from the main street and footpath level	PROJECT TYPE ROW TERRACES ON CORNER SITE Three and Four level row style terrace houses with integral garages The development comprises of 70 x three bedroom terrace units in nine blocks Development is clustered around a variety of shared open spaces Accommodation ranges between 130m ² and 180m ²	CLIENT/DEVELOPER MANSON DEVELOPMENTS	PRICE BAND MID-RANGE 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
PARKING REAR ACCESS Internal car parking spaces for each unit from rear access (4 visitor car parks)			

UNDERSTANDING THE NEIGHBOURHOOD

1. While this is a specific building type, it provides a transitional buffer between the urban centre immediately to the south and the suburban residential zone to the north of Takapuna.
2. Regional connections are good as the development is well connected to the road network and bus services.
3. The development offers an alternative to a standard residential dwelling for people looking for a low maintenance lifestyle close to shops and the beach.



The development sits along a busy road with the bus stop being located directly opposite.

GETTING IT RIGHT PLACING THE BUILDINGS ON THE SITE

1. The development forms a perimeter block, with the units facing out to the two streets and the right-of-way that surround the site on three sides.
2. All living spaces in each unit have been designed in a manner that maximises natural sun light via its orientation to the north.
3. Buildings are located towards the street to maximise the communal open space and also protect significant mature trees.



View of the north facing corner units from Hurstmere Road.

GETTING IT RIGHT DESIGNING THE SITE

1. The terraces are stepped down the slope to minimise the earthworks and the level changes between buildings.
2. The site contained a number of protected trees including a very large Silky Oak. This became one of the determining factors of the building footprint.



The terraces are stepped down the slope along The Promenade.

GETTING IT RIGHT DESIGNING THE SITE

3. All outdoor spaces are coherently and consistently planned and landscaped with mature and local vegetation/trees.
4. Overall building mass and elements are softened by hard and soft landscaping features such as creepers, vines and planter boxes.



View into a private outdoor space of a corner terrace unit which is accessed off Hurstmere Road.

GETTING IT RIGHT STREET TO THE FRONT DOOR

1. Good definition of the street edge, the front of the building is well articulated, and includes balconies on several levels – which allows good surveillance of the street.
2. All main doors on all front units face the street and are visible from the public footpath.
3. Although the terrace housing is read as a whole development, each unit has been designed to have its own gated entrance and landscaped front garden.



All front doors on all units face the street and is visible from Hurstmere Road and The Promenade.

GETTING IT RIGHT OUTDOOR SPACES

1. Front yard requirements necessitated a building setback of five metres, therefore the outdoor living courts are provided along the street frontage of the units.



View into a private outdoor space of a corner terrace unit which is accessed off Hurstmere Road.

GETTING IT RIGHT OUTDOOR SPACES

1. By locating the buildings around the site perimeter, a sheltered communal open space which included the oak tree was created towards the centre of the site and away from the street.
2. A heated outdoor pool and seating area provides added amenity to all residents within the complex.
3. The large mature and protected tree provides shelter to the communal pool and seating area.
4. While providing some amenity/usable resting space at the rear, the balconies give a sense of security to the rear of the complex.



Looking towards the rear of the site from The Promenade.

GETTING IT RIGHT THE BUILDING

1. Each unit is well articulated and detailed with terrace and balcony features along the full frontage and dormer windows in the roof space.
2. Architects have used local materials such as decorative wrought iron detailing including balcony balustrades, verandah fretwork and balusters to the upper part of the front wall.
3. The building displays a strong local identity in its character and choice of colour.
4. Architectural elements within all units have a good relationship with the street, respond well to the unique site and to the wider local environment.



Looking towards the terrace housing development from the corner of Hurstmere Road and Killarney Street.

GETTING IT RIGHT ACCOMMODATING THE CAR

1. The natural contours of the site, which were higher around the perimeter, allowed for car parking under the units.
2. Garages are neither visible from, nor interfere with, the development's relationship with the street.



Looking towards the rear of the site from The Promenade.

GETTING IT RIGHT FLOOR PLANS



Basement floor level.

GETTING IT RIGHT FLOOR PLANS



Ground floor level.

GETTING IT RIGHT FLOOR PLANS



First floor level.

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