

# KERB APPEAL

## MODERN AND AFFORDABLE SPECULATIVE HOUSE

AUCKLAND  
DESIGN MANUAL

TE PUU WHAKA KIRANGA I A TAMAKI MAKAURAU

BUILDINGS + SITES // HOUSING CASE STUDY

Lester Street  
Hobsonville, Auckland

## OVERVIEW

A two storey detached townhouse which is modern and affordable.

## PROJECT SUMMARY

This speculative house was developed as part of the greenfield development at Hobsonville Point. There had been a formative design and planning process that led to the design of this house.

Hobsonville Point has been developed by Hobsonville Land Company – a wholly owned company of Housing New Zealand and as part of the planning process, a Comprehensive Development Plan (CDP) was formulated that set out development controls and urban design guidelines.

Each of the blocks has been sold to a housing developer, in this case Universal Homes. The CDP is the directive to the developer as to how the development should be shaped in this block and on this site.

The architect commissioned by Universal Homes was asked to develop only the concept design for submission as part of the resource consent process. The developer undertook construction documentation- and hence the detailed design. As a consequence there is an emphasis on the higher level design outcomes rather than the detailed design. Cost, mass market appeal and weather tightness were important drivers. To appeal to as many buyers as possible, the design response was to consider how a range of different people might inhabit the house, with the solution being for flexible spaces – that are open plan and sized appropriately.



Looking towards the south elevation of house from Lester Street - This speculative house was developed as part of the greenfield development at Hobsonville Point.

# KEY PROJECT INFORMATION

HOUSING TYPE  
**DETACHED**

DENSITY  
**45 DW/HA**

ARCHITECT & DESIGN TEAM  
**CONSTRUKT ARCHITECTS**

YEAR COMPLETED  
**2013**

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

PROJECT TYPE  
**TWO STOREY FAMILY HOUSE**

CLIENT/DEVELOPER  
**UNIVERSAL HOMES**

PRICE BAND  
**MID- RANGE**

This speculative house was developed as part of the greenfield development at Hobsonville Point

Gross floor area: 190sqm

Building coverage: 120 sqm (40%)

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

Flat and narrow site

Open plan kitchen, dining and family room

10 metre width street frontage

Formal living area

PARKING  
**FRONT ACCESS**

4 x Bedrooms

Integrated single stacked garage (2 x car)

2 x Bathrooms (1 x ensuite)

1 x visitor carpark on driveway

1 x toilet

1 x Study/office area

# UNDERSTANDING THE NEIGHBOURHOOD

1. This was one of the first neighbourhoods developed as part of the Hobsonville project. The street, the private open spaces, and houses have been comprehensively designed.
2. The houses overlook the street which supports the quality of the public environment and supports increased public safety.
3. The relationship between houses has been carefully considered to protect privacy and maximize sunlight into both interior and exterior living spaces.
4. The high quality intermit street design brings together the street – bring on the street party!



Looking up Lester Street towards Buckley Avenue - The houses overlook the street which supports the quality of the public environment and supports increased public safety.

# GETTING IT RIGHT STREET TO FRONT DOOR

1. The front of the house provides a strong edge to the street, being part of the integrated design of house, front yard and street.
2. The main form of the house has been brought forward via a front living room at ground floor. At first floor level a small balcony off the main bedroom projects out into the front yard.
3. A recessed entry to the front door is provided for weather protection.
4. The single door garage is set back ½ metre from the front façade, which minimises the impact of vehicle dominance at the front of the house.
5. The different setbacks and a variety of materials have been used on the front of the house to add visual interest and break up the front façade.
6. The street planting inter-spaced with car parks, a low fence, post box, front path, driveway and front yard planting are all selected for a high quality environment that provides the demarcation between house and street.



Looking towards the south elevation from Lester Street.

## GETTING IT RIGHT PLACING BUILDINGS ON SITE

1. The CDP provides the general parameters as to how the house is located on the site. The front of the house is set back five meters to allow a car to park in the driveway and providing for a usable rear yard.
2. Setting the garage wall on the southern boundary allows the width of the terrace courtyard on the northern side of the house to be maximized.



Looking towards the south elevation from Lester Street.

## GETTING IT RIGHT ACCOMMODATING THE CAR

1. A tandem garage is available—where one car is parked in front of the other. There is also a space for a car parked in the driveway. While the tandem garage allows for two cars, the single garage door has less of an impact on the street elevation than a double door.



Looking towards the south elevation from Lester Street.

## GETTING IT RIGHT OUTDOOR SPACES

1. A side courtyard terrace opens out from the two living areas and is situated on the northern side of the house. The terrace is effectively enclosed on four sides; the neighbouring house's single story boundary wall is the fourth side.
2. The rear yard opens directly out from the main living area with planting and 1.8m high fence at the rear for privacy. A partly screened service area has been carefully located off the laundry/garage and provides the 3000 litre water tank, fold out clothes line and refuse and recycling bins.



The rear yard opens directly out from the main living area with planting and 1.8m high fence at the rear for privacy.



# GETTING IT RIGHT FLOOR PLANS



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B 10/10/10 Review Consent Size  
A 05/01/10 Design Review Permit Size



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South City Council

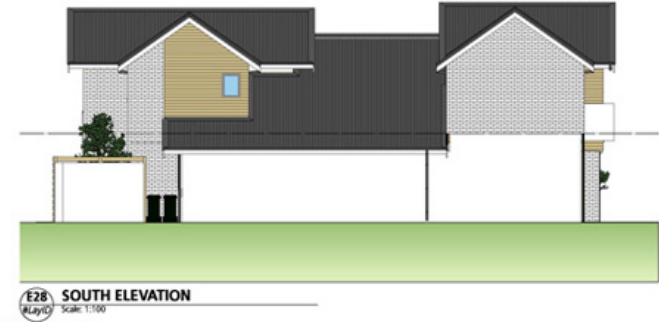
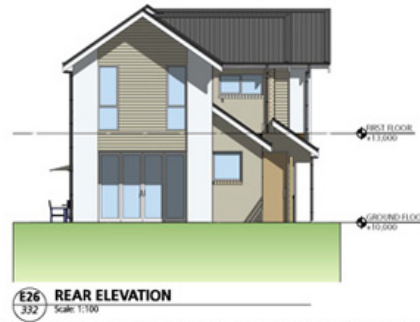
49 Lot Development,  
Buckley  
Hobsonville  
for  
Universal Homes Ltd

COURTYARD 2 FLOOR PLANS

UNIVERSAL HOMES LTD - 49	DATE
332	B
10/06/16	23/06/15
CONTRACT NUMBER: 10/06/16	

Ground floor plan (top), First floor plan (bottom).

# GETTING IT RIGHT FLOOR PLANS



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# 19/02/10 - Reserve Consent Issue  
# 03/03/10 - Design Review Panel Issue  
REVISIONS

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Mapping spaces

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for  
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**COURTYARD 2 ELEVATIONS**

ORIGINAL: 19/02/10 - 03  
**333** OF **B**  
DATE: 23/06/20  
DRAWN BY: SCOTT BENNETT

Street elevation (top left), North elevation (top right), Rear elevation (bottom left), South elevation (bottom right).

# AUCKLAND DESIGN MANUAL

TE PUKA WHAKATAIRANGA | A TĀMAKI MAKAURAU

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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