

BUCKING THE TREND

GREEN CORRIDORS CONNECT NEW AND OLD

AUCKLAND
DESIGN MANUAL
TE PUKA WHAKATAIRANGA | A TAMAKI MAKAUARAU

STREETS // STREETS CASE STUDY

Buckley Avenue, Hobsonville
Residential Streets, Auckland

OVERVIEW

Hobsonville lies on a peninsula of land extending in to the Upper Waitemata Harbour and is located approximately 11km north-west of Auckland central. Buckley Ave is a key street in Hobsonville Point, and runs through the area formerly used as the Hobsonville Airbase.

Following the decision to dis-establish the airbase this land was subject to a masterplan process to allow the development of a new Auckland suburb, with new housing, schools, businesses and open spaces being constructed. The overall site is 167ha and has been broken up into large precincts for which “Comprehensive Development Plans” (CDP) were prepared to guide their development.

Buckley Ave gives its name to the Buckley Hobsonville CDP which covers a significant portion of the overall development area. This area of the peninsula has been recently developed as the first part of the neighbourhood. Buckley Ave continues in to the “Sunderland” precinct which will be developed over the coming years.

Buckley Ave is an important street in this masterplan. It is not the main vehicle route through the site, so has been designed with its function as a key pedestrian route in mind, and it's wide corridor will serve as a community space for informal recreation, while connecting several community hubs.

The street was designed in conjunction with the land uses that will run along it, to ensure that these are complementary to each other.



Hobsonville airbase prior to construction. Buckley Ave is the curved road to the left of the grass runway.

<http://www.hobsonvillepoint.co.nz/>

<http://www.hobsonvillepoint.co.nz/publications>

KEY PROJECT INFORMATION

STREET TYPE

LOCAL ROAD

PROJECT EXTENT

One main street within a wider masterplanned area.

DESIGN TEAM

ISTHMUS

PROJECT DATES

2009- 2013 (first stage - subsequent stages ongoing).

PROJECT COST

TBC

PROJECT TYPE

Refurbishment/redevelopment of existing roadway.

Masterplanned urban development

KEY PROJECT WORKS

Redevelopment of existing roadway to improve function, performance and character.

Water sensitive design

Masterplanning

CLIENT

HOBSONVILLE LAND COMPANY

**WAITAKERE CITY COUNCIL/
AUCKLAND COUNCIL** (post Council amalgamation)

OTHER FACTS

VEHICLE ACCESS

Rear lanes

On-street parking

PROJECT GOALS

The overall design strategy for the development of Hobsonville Point is based on:

- making a vibrant place for the community to inhabit for generations to come;
- designing streets as a place for people not just for cars;
- connecting streets and open space for recreation and access;
- creating a truly mixed development in social and economic terms.

Design goals specific to Buckley Ave were:

- To create a slow speed environment, designed to be safe and pleasant for pedestrians and to encourage through traffic to use an alternative route.
- Set buildings back, with a wide berm, to create a park-like character to the street.
- Design a street that reflects the status of Buckley Ave as an important landscape heritage feature of the site.
- Retain the Avenue of Phoenix Palms as part of the history and character of the area.
- Where coastal reserve gullies meet the edge of Buckley Ave, native gully vegetation should be used and pedestrian access linking to coastal walkway is provided for in these areas.



UNDERSTANDING THE DESIGN PROCESS

1. Buckley Ave is one of the streets comprising the area of new development at Hobsonville.
2. The street was designed as part of a “Comprehensive Development Plan” process (essentially a masterplan for the area, which also functioned as a set of resource consent conditions), which ensured the entire area was considered holistically, and that land use and landscape were designed to complement each other.
<http://www.hobsonvillepoint.co.nz/downloads/Hobsonville-Point-Buckley-CDP.pdf>
3. Clear, high-level design objectives were set for the project that included providing a high quality, attractive and durable street that contributed to a sustainable neighbourhood.
4. The developer worked closely with Council to ensure that the vision was able to be implemented.
5. A design review panel was established to assess the suitability of what was being proposed, so that the Council and developer could work together to get the best outcome for the site.



Images from the CDP

GETTING IT RIGHT 1. DESIGN STREETS AS PUBLIC SPACES

1. The existence of the boulevard of Phoenix Palms has given a strong character to this street. Buckley Avenue's principle role is as a public space, connecting some of the main public facilities of the neighbourhood, including the linear Park, the playground and the popular café and Farmers Market area, which function as the neighbourhood social hub.
2. Buckley Avenue provides generous footpaths separated from the roadway by equally generous berms in which the Phoenix Palms sit, providing significant amenity for the neighbourhood as a key public space for recreation and exercise.
3. The street was planned to benefit from the existence of a boulevard of Phoenix Palms which has given it a strong character.



Buckley Ave looking west – showing the line of Phoenix Palms and the wide berms .

GETTING IT RIGHT 2. DESIGN FOR CONTEXT

1. Buckley Ave is one of the main streets through the new Hobsonville neighbourhood, and one of the first developed, therefore setting the tone for the development as a whole. It is one of the key gateways to the first of the areas new development.
2. The design of the road continues the history of the area, using the existing alignment of the old main route in and out of the airbase, and retaining the mature trees which are a distinctive feature, maintaining a connection with the old layout of the airbase.
3. The street design was developed in conjunction with the design of the adjacent housing, so that they would complement each other and work together. The housing along Buckley Ave has been designed to have vehicle access from a rear lane, which has enabled the street to be developed without driveway crossings, creating a more pedestrian friendly street.



Buckley Ave is designed to accommodate a range of transport options.

GETTING IT RIGHT 3. DESIGN FOR CONNECTIVITY

1. Block sizes throughout the development are designed with ease of movement for pedestrians in mind, maximising connectivity and reducing walking times to key points of interest.
2. Frequent crossing points are a feature of the design.
3. Many of the new houses have vehicle access via a rear lane, creating a better and safer walking environment for pedestrians.
4. The street acts as a green corridor, connecting areas of open space along its length.



Block layout of the Buckley Precinct.

GETTING IT RIGHT 4. DESIGN FOR SAFETY

1. Traffic calming measures have been used throughout the design:
 - Speed tables are used as a way of slowing traffic to ensure a safer environment;
 - The curve in the road naturally slows traffic;
 - Highly visible crossing points for pedestrians – frequent but informal – give visual cues to motorists that pedestrians may be crossing;
 - Intersection design encourages slow vehicle speeds through turning radii that force traffic to slow down, rather than ‘sweeping corners’.
2. On-street parking spaces are provided between planting areas, further separating traffic from pedestrians, while allowing space for additional street planting.
3. Passive surveillance is encouraged by considering the design of the adjacent buildings in conjunction with the street design. The adjacent houses ‘front’ the street and have low front fences to ensure ‘eyes on the street’.



GETTING IT RIGHT 5. DESIGN FOR ENVIRONMENTAL SUSTAINABILITY

1. The street is designed as a “green corridor”, with spacious planting and green areas, acting as a linear park in and of itself. The street links with several other open spaces and acts as an important part of the green network in this area.
2. The street features water sensitive design – swales and rain gardens are incorporated along the length of the street for stormwater management.
3. Planting scheme – the mature Phoenix palms have been retained for their landmark nature, however new planting has utilised native species wherever appropriate. Additional street trees are predominantly native bird attracting trees, contributing to the function of the street as an ecological corridor.
4. Walking as a means of transportation, as well as for enjoyment and health is encouraged through creating a pleasant pedestrian environment.



Swales are a feature of the design of Buckley Ave, managing stormwater while adding visual interest to the street.

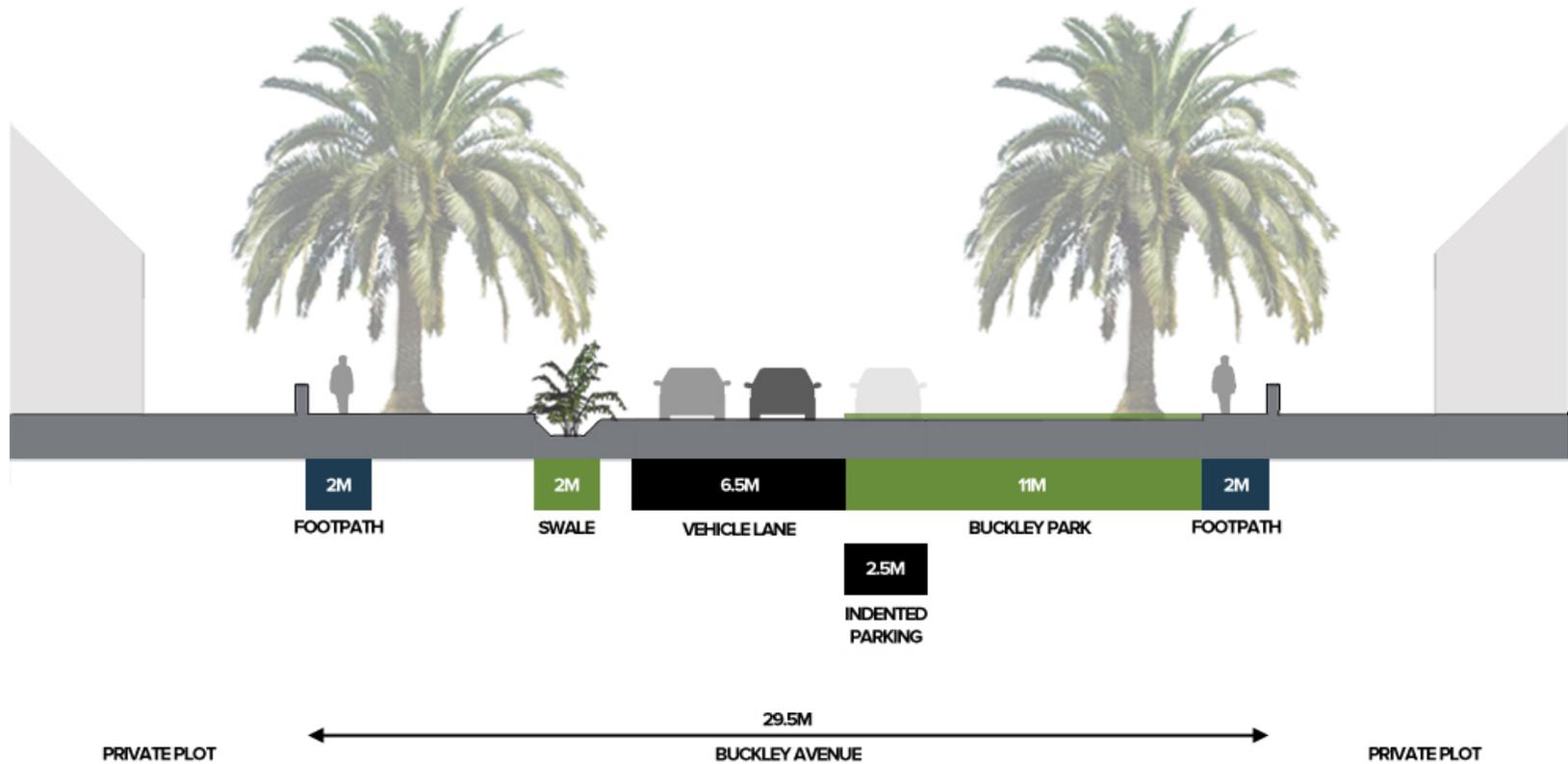
GETTING IT RIGHT 6. DESIGN AND PLAN STREETS TO BE FIT FOR PURPOSE

1. The street was designed as part of a “Comprehensive Development Plan” process, which ensured the entire area was considered holistically. Clear, high-level design objectives were set for the project that included providing a high quality, attractive and durable street that contributed to a sustainable neighbourhood.
2. Flexibility in the design to accommodate change, the use of materials and maintenance were fundamental considerations for the design and construction.
3. Buckley Ave is required to serve a variety of functions – it is a gateway for the rest of the development, is lined by medium density housing but also incorporates parks and reserves, and a significant amount of planting.



The landscape and planting is designed to give Buckley Ave a distinctive character.

GETTING IT RIGHT BUCKLEY AVENUE CROSS SECTION



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