

The University of Auckland
School of Architecture and Planning



FFWD17

Fast Forward 2017

Autumn Lecture and Discussion Series

/Architecture

/Urban Design

/Urban Planning

**DOING MEDIUM
DENSITY WELL**



THE UNIVERSITY OF
AUCKLAND
Te Whare Wānanga o Tāmaki Makaurau
NEW ZEALAND

**CREATIVE ARTS
AND INDUSTRIES**



FFWD17

DOING MEDIUM DENSITY WELL

The School of Architecture and Planning's twice-annual talk series, Fast Forward, aims to foster debate, discussion and development within the disciplines of architecture, urban planning and urban design.

This semester we focus on the question: how can we do medium density well? Auckland has decided to grow up. The new Unitary Plan allows increased density and height, and medium density living arrangements in terraced housing and apartments. But how can we do it well? How can we ensure quality?

From March to May we offer a series of talks and discussions, ranging from design to technical solutions, to support both the public and the profession in ensuring Auckland procures good medium density design.

16.03

Image: Lada Hršak

THURSDAY 16 MARCH, 6.30PM,
ENGINEERING LECTURE THEATRE 401:439

Fisheye Lab: Looking at the World through the Eye of a Fish

Lada Hršak (Amsterdam)

Lada Hršak is the principal of Amsterdam-based practice Bureau LADA (Landscape, Architecture, Design Art). She is this year's International Architect in Residence at the School of Architecture and Planning. Bureau LADA focuses on experimental architecture and the manifold potential of design interventions. Having completed training at the University of Zagreb and a postgraduate programme at the Berlage Institute in Amsterdam, Hršak holds several teaching engagements (TU Delft, Academy of Architecture Amsterdam/Rotterdam, Royal Academy of the Arts The Hague) and is Advisory Committee member for the Dutch Creative Industries Fund.

If predictions of world population growth are true, and the planet's population will be 9.6 billion by 2050, then ecology becomes a matter of anthropology. Survival in extreme climate, scarce resources and unstable politics requires a revision of our acts and desires. At that point design may take on a more experimental role. Trying to understand another point of view, metaphorically looking at the world through the eye of a fish, this lecture presents narratives and fields of operation of Bureau LADA.



22.03

WEDNESDAY 22 MARCH, 6.30PM,
ENGINEERING LECTURE THEATRE 401:439

Architects Discuss Design for Medium Density

Architects from some of Auckland's leading architectural firms, Architectus, Cheshire, Jasmax and Warren & Mahoney will briefly present medium density mixed use and residential projects they have done, followed by a panel and audience discussion. This session will look at examples of good design, both built and unbuilt, and tease out what it is that makes terraced housing and apartment complexes work well. Can very small, affordable apartments be successful? How can you make balconies usable? What lobby design promotes 'neighbourliness'? Can apartment buildings establish a sense of community? Auckland is also seeing a number of commercial premises being converted to residential. Can this be done successfully or are there fundamental problems? The audience is invited to engage in the conversation throughout this session.



WEDNESDAY 29 MARCH, 6.30PM,
CONFERENCE CENTRE 423:342

A Developer's View: Ockham Residential Discuss their Work

Ockham Residential describe themselves as 'urban regenerators' and have done a number of good medium density residential buildings in brownfields locations around Auckland. Ockham Residential utilise their own in-house team of architects and designers. Mark Todd is the co-founder and managing director of Ockham, and plays a hands-on role in creating Ockham's site solutions. Helen O'Sullivan is chief executive at Ockham Residential and has previous experience in property and finance and as head of the Real Estate Institute.

Helen O'Sullivan, Mark Todd and some of the architectural team from Ockham Residential will present their work and answer questions. Ockham's innovations include creating 'bump spaces' in their developments to promote a sense of community within their buildings. Examples include rooftop communal areas, gardens and shared courtyards, intended to encourage casual interaction and 'neighbourliness'. As developers they aim to demonstrate that good design can also make good financial sense. This session will include light refreshments afterwards so that the conversations from last week and this evening can continue.

10.04

MONDAY 10 APRIL, 6.30PM,
DESIGN THEATRE 423:348

RTA Studio: Alexandra Park

Alexandra Park is a new development on a brownfield site that is of a scale not seen before in Auckland. The buildings are big and will create their own neighbourhood, adjacent to the trotting club on Green Lane in Epsom. Our city will see more of this kind of development over the next decade as other race courses, golf clubs and industrial areas convert to medium density mixed use or residential.

RTA Studio has developed a reputation for excellent infill buildings that are innovative but also respect their heritage context. Alexandra Park is on a different scale altogether. RTA will present their design for the first stage, currently under construction and discuss the master plan and the contribution of Australian firm DJRD Architects and Vancouver based urban designers Civitas.



Image: RTA Studio

05.04-06.04

Medium Density Housing Summit

■ **WEDNESDAY 5 – THURSDAY 6 APRIL**

PULLMAN HOTEL, CORNER PRINCES STREET AND WATERLOO QUADRANT, AUCKLAND

This two-day summit will look at acceptable design solutions going forward and demonstrate the benefits of density done well.

Keynote speakers include:

- Andrew Maynard of Austin Maynard Architects – Nightingale Project
- Pete Bossley of Bossley Architects

Andrew and Pete will showcase examples of well-designed medium density, discuss the challenges faced, and their views on the design led approach required to shape our medium density housing.

MBIE will provide an overview on medium density and focus on a shifting mind set and why we should be embracing it, covering topics such as:

- Building code
- Fire regulations
- Acoustics

With further talks from industry experts covering:

- Property Law issues of boundary definition, bodies corporate and maintenance
- Practice management and ensuring you have the right team
- Sustainability and efficiency

To register, visit adnz.org.nz/mdhs



19.04

WEDNESDAY 19 APRIL, 6.30PM,
ENGINEERING LECTURE THEATRE 401:439

The Mayoral Task Force on Housing

Late last year Auckland's new mayor announced a task force to look at housing. Phil Goff said, "We know we want to build more houses. What is standing in the way of it?" This group will look at ways to free-up land, accelerate large-scale development, infrastructure funding, skill shortages, cost of building materials, ways to combat land-banking and affordable housing. It will be headed by Councillor Chris Darby, Chairperson of the Auckland Council Planning Committee.

This session features a panel discussion on Auckland housing, focused on density, quality and affordability. It won't just discuss design because as Ockham Residential's Chief Executive Helen O'Sullivan puts it, "The problem is no single party has control of all of the levers. We urgently need some 'joined-up thinking' with all of the relevant parties at the table ...". Comedian Guy Williams will MC this event and our panel will feature Councillor Chris Darby, Helen O'Sullivan, Lee Beattie (Head of Urban Planning at the University of Auckland) and Graeme Scott (ASC Architects, Chairperson of Urban Design Forum NZ). Many questions are expected from the audience and your ideas are welcome too.



26.04



WEDNESDAY 26 APRIL, 6.30PM,
ENGINEERING LECTURE THEATRE 401:439

New Structural Solutions: Cross Laminated Timber

Auckland's new focus on medium density will see architects designing taller buildings, but what are the options beyond stretching NZS 3604, or using pre-cast concrete or steel construction methods many are familiar with? This session will take a technical look at the possibilities of Cross Laminated Timber. This is not just a smarter way of using New Zealand's timber but a more sustainable option that can be used in multi-storey buildings. There are many examples of its successful use around the world but can it be safely used in New Zealand? What are the general principles and pros and cons of its use? Experts will give a number of short presentations from different perspectives and then answer your questions.

1005

WEDNESDAY 10 MAY, 6.30PM,
CONFERENCE CENTRE 423:342

Melbourne Medium Density and Architect as Ethical Developer

James Legge (Melbourne)

Melbourne architect James Legge is a director of the practice Six Degrees Architects, known for the design of good medium density residential and mixed use buildings.

Melbourne and Sydney have a longer history of this sort of scale and density than Auckland. James will discuss the firm's work in building design, urban design and place-making, with a focus on the Nightingale projects. These aim to provide homes affordably through financing by twenty or so ethical investors. Costs are also reduced through other methods and design choices that look at the whole process of development and an understanding of the financial and other forces that shape decisions. Can the Nightingale model work in New Zealand? This session will include light refreshments afterwards so that you can meet James and carry on conversations from previous weeks.



24.05

WEDNESDAY 24 MAY, 6.30PM,
ENGINEERING LECTURE THEATRE
401:439

New Structural Solutions: Fire and Noise

Richard Hunt (Auckland)

Winstone Wallboard's Richard Hunt is a structural engineer with a PhD in Engineering and has spent 15 years as a research fellow and senior lecturer at the University of Auckland. He has had major involvement in the development of many structural timber codes such as NZS3603 and NZS3622.

This technical session deals with solutions to fire issues, services penetrations and noise control. If we plan on living closer together in future buildings it is crucial that we get things right when it comes to safety, health and amenity. This session will provide a timely overview of the key principles of living in a medium density residential or mixed use building. Architects and designers are used to dealing with these problems in the construction of two- or three-storey buildings, but the new planning rules allowing four-storey and more mean that we need to step up our knowledge of the issues and the solutions.



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CREATIVE ARTS AND INDUSTRIES

**ALL LECTURES START AT
6.30PM, ARE FREE AND
OPEN TO THE PUBLIC**

**Attendance at each lecture earns
NZIA and ADNZ CPD points.**

For more information and recordings visit:
creative.auckland.ac.nz/fastforward

Supported by:



LOCATION GUIDE

ENGINEERING LECTURE THEATRE 401:439
Lecture Theatre 401 439,
Engineering, Building 401,
The University of Auckland
20 Symonds Street, Auckland City

CONFERENCE CENTRE 423:342
Conference Centre Lecture Theatre 423 342,
Conference Centre, Building 423
The University of Auckland
22 Symonds Street, Auckland City

DESIGN THEATRE 423:348
Design Theatre 423 348,
Conference Centre, Building 423
The University of Auckland
22 Symonds Street, Auckland City

School of Architecture and Planning Centenary

8-9 September 2017

This year the School of Architecture and Planning celebrates its centenary. Alumni of the school and interested others are invited to a series of events to mark the occasion.

Find out more at
creative.auckland.ac.nz/archplancentenary