

CASE STUDY

Buchan

The Neighbourhood at Ormiston



THE ARCHITECT

Buchan is an acclaimed global architecture, interior, masterplanning and brand-experience studio with distinction in retail, commercial, mixed-use, residential, hotels and hospitality. A global team of 250 design experts operate across studios in Australia, New Zealand and China. For 130 years, Buchan has delivered assets of enduring architectural quality and magnitude, worldwide with their extensive portfolio spanning boutique, intimate settings through to large-scale buildings and urbanscapes.

THE PROJECT

The Neighbourhood at Ormiston is a new master-planned community in East Auckland's Flat Bush that brings together contemporary living, sustainable thinking and high-quality affordable homes. The Neighbourhood at Ormiston will soon become a vibrant and diverse community, surrounded by beautiful pocket parks, walking trails, cycleways, plus a convenience store and café. Venture further away from this new East Auckland development and you'll find plenty of sports grounds, brand new schools, cinemas, shopping precincts and public spaces that connect with the much-loved Barry Curtis Park.

Buchan Auckland was brought on board The Neighbourhood at Ormiston project by the developer, to undertake a redesign of stages 2 & 3 at 125C Murphy's Rd, Flat Bush. McKenzie & Co. worked with Buchan to adjust the existing house platforms and levels, given that the developer wanted to increase the housing lot density and the type of housing on each lot to maximise their return on the project.

AT A GLANCE

Challenges

- Changes required within existing EPA parameters
- Steep site (at maximum Council allowable road gradients) requiring detailed design for each lot

Benefits

- Increased lot density resulting in higher ROI for the developer
- Collaboration between parties ensured excellent working relationships built on trust
- Unnecessary work was eliminated for the client



“Buchan like working with partners and building long term relationships. McKenzie & Co. continue to be a great partner.”

Rob Guild

Principal – Buchan Auckland



THE PROCESS

When McKenzie & Co. began working alongside Buchan, a consented scheme plan for the development was in place, along with Engineering Plan Approval (EPA). Roading layouts were also already fixed in place. Redesigning the existing plans was made rather more challenging given that any changes had to fit within the parameters of the current EPA.

To alleviate this problem, McKenzie & Co. collaborated with the Buchan team to fully understand their needs, minimising changes as much as possible whilst still meeting the changing requests and desired outcomes of the developer.

An extremely steep site with high density housing, posed a unique design challenge. Most of the roads in the development are at the maximum Council limit of a 12.5% incline. McKenzie & Co. detailed each individual house platform and even detailed the car pad designs to ensure the grades didn't exceed Council's 5% requirement. This detailed approach meant that a large amount of unnecessary work was eliminated for Buchan.

THE RESULT

McKenzie & Co. has worked with Buchan on The Neighbourhood at Ormiston project over the period of a year. During this time, both teams have been able to develop an excellent working relationship built on trust, with Buchan tapping into the expertise of James Dufty (one of McKenzie & Co's Directors) and senior team members, Luke Karaturovic, Chey Barnes and Nate McIntosh.



Rob Guild, Buchan's Auckland Principal says "Buchan like working with partners and building long term relationships. McKenzie & Co. continue to be a great partner. By working with McKenzie & Co. we have been able to grow our relationship with and improve the delivery for our client. A great team, working on great projects, equals great outcomes."



GET IN TOUCH WITH THE TEAM TODAY

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