

CASE STUDY

OZAC Architects Ltd

**140 Fred Taylor Drive,
Whenuapai, Auckland**



THE ARCHITECT

OZAC Architects is an international bespoke architectural practice. OZAC work at a range of scales and operate within all sectors including high-end residential, medium-high density residential, mixed-use complex and commercial. The founding of the practice was a result of the Partners' aspirations to create multicultural projects with architectural, economic, environmental, and social integrity.

THE PROJECT

140 Fred Taylor Drive, Whenuapai, was originally a 17.9-hectare subdivision, consented for 15 lots. McKenzie & Co. were engaged to provide design and delivery of the development through engineering, surveying, and professional services. As the civil engineer, we are responsible for design and delivery components including EPA, tender processes, contract and construction management, s224 and surveying through to s223.

McKenzie & Co. worked with OZAC to achieve resource consent for 5 superlots – which can now be subdivided into up to 750 individual properties. A second consent was achieved based on an integrated consent of 356 lots and two balance lots which have a further yield of circa 400 lots. A variety of housing types were designed by OZAC for this development. The first 4 stages of the development comprise 356 stand alone house lots. Each lot has an architecturally designed dwelling. The remaining stage (5) will provide approximately 400 stand-alone and terraced house lots.

There are over 300 metres of arterial road, 650 metres of 3 collector roads and 1750 metres of local roads designed to service the proposed development (as well as neighbouring properties). There is one major intersection (with more than 10,000 vehicles a day travelling on it). Over 2000 metres of cycleways have also been incorporated in the collector and arterial road design.

AT A GLANCE

Challenges

- Late change requests to the design of pre-approved mini roundabouts
- Limited room to construct raingardens
- Relocation of a rising water main

Benefits

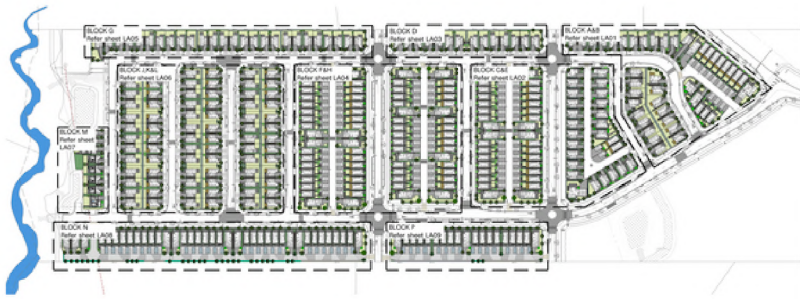
- McKenzie & Co's deep expertise and knowledge enabled last minute changes and other challenges to be navigated with ease



“McKenzie & Co. are an ideal development partner, providing professional and friendly services, and they have extensive professional knowledge and experience to address all kinds of development infrastructure issues.”

Tom Jing

Founding Director & Principal
OZAC Architects (NZ)



MCKENZIE & CO.

There are 3 raingardens designed to provide stormwater treatment. Open space and a 3 metre wide walkway (with a connection to the neighbouring properties) has been provided along a stream.

THE PROCESS

A challenge arose when a late request by regulatory authorities was received to change design details of mini roundabouts that were previously approved.

McKenzie & Co. negotiated to ensure that changes were made to the mini roundabouts to achieve the authority's objectives whilst still maintaining the number of lots available for development.

Rain gardens posed a further challenge. There had to be an offline rain garden designed for stormwater quality treatment, but the land featured an existing stream on a '1 in 100 year' flood plain. There was limited area to build this system at a higher level. McKenzie & Co. tapped into their deep expertise to ensure that a feasible solution was arrived at in a timely manner, to align with the clients' objectives.

McKenzie & Co. did this by taking the originally designed rain garden and breaking it into two smaller rain gardens. The internal stormwater reticulation was re-aligned to provide the optimum performance of stormwater quality treatment. With this approach, both rain gardens were designed above the '1 in 100 year' storm event flood levels.

There was also an existing 'live' wastewater pump station next to the stream, with a 450mm rising main across the proposed development. McKenzie & Co. were able to relocate this to the road reserve/corridor to optimise the yield.

Regulatory authorities also requested at a late stage for a 300mm water main to be put in place which would join with another prop to the south. All of these requests were navigated with ease by McKenzie & Co's knowledgeable team.

THE RESULT

Although a number of challenges presented themselves on this project, McKenzie & Co. worked tirelessly to ensure that all client objectives were met within deadlines. This has ensured an excellent working relationship has been formed between the two organisations, with OZAC Architects tapping into the expertise of James Dufty (one of McKenzie & Co's Directors), and expert team members Luke Karaturovic, Chey Barnes and Jackson Mohi.

Tom Jing, Founding Director & Principal of OZAC Architects (NZ) says "We have worked together on a few large-scale developments and McKenzie & Co. is always cooperative and professional to a high standard."

They are an ideal development partner, providing professional and friendly services, and they have extensive professional knowledge and experience to address all kinds of development infrastructure issues.

Working as a team, we have continued to deliver projects successfully and our clients have been satisfied with the achievements.

McKenzie & Co's professional team has great ability and is always striving to provide the best solution, which helps developers to achieve the maximum value on their developments."

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