



EXAMPLE DESIGN 2

TEN TERRACE HOMES

20m wide site
Mixed housing suburban zone

AUCKLAND
DESIGN MANUAL

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Introduction

Your guide to designing good quality terrace housing on a 20m wide site.

Designing terrace housing for Auckland's narrow suburban sites can be challenging. Achieving good design outcomes while also delivering a profitable development is not always easy.

This example design demonstrates how to create low cost, high yield development that supports a good quality of life for residents and contributes to creating safe, green neighbourhoods.

This design guide is one of a series developed in conjunction with Context Architects.

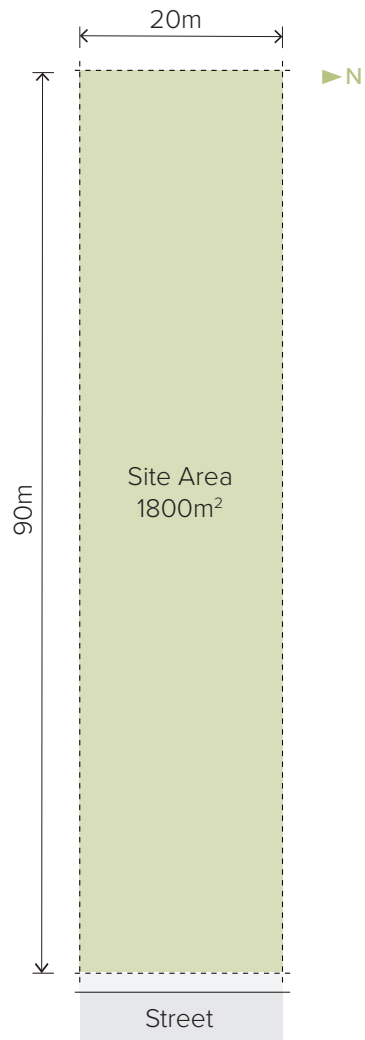
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This example design features

- ✓ **Design for the residential planning zones**
Design reflects the standards & assessment criteria of the relevant residential zone.
- ✓ **Maximum development yield**
Maximises the number of homes built on the site.
- ✓ **Good urban design outcomes**
Delivers functional, liveable homes & supports safe & green neighbourhoods.
- ✓ **Simple building design**
Helps keep building costs low while still delivering minimum standards of good design.

Development Brief & Site Layout

Development Brief



Specifications

Unitary Plan Zone
Mixed Housing Suburban

Development Yield
Minimum of 10 terrace homes
(10x 3 bedroom)

Parking
1 car park per dwelling

Topography
Flat

Price Bracket
Affordable homes

Additional Requirements
Best practice urban design

A Note on Context

This design is conceptual and has been created without regard to a context. Any real development will need to consider and respond to its surrounding context and any resource consenting requirements, including notification.

Important Planning Standards

Maximum Building Coverage
40%

Minimum Landscape Coverage
40%

Yard Setbacks
3m front + 1m side & rear boundary setbacks

Principal Outlook Space
6m deep x 4m wide

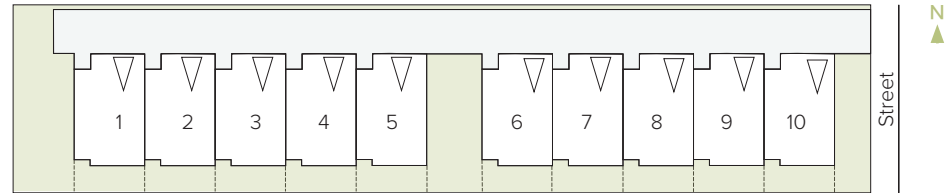
Outdoor Living Space
20m² per dwelling

Alternative height in relation to boundary
Please note that this control requires site specific resource consent approval

Site Layout Options

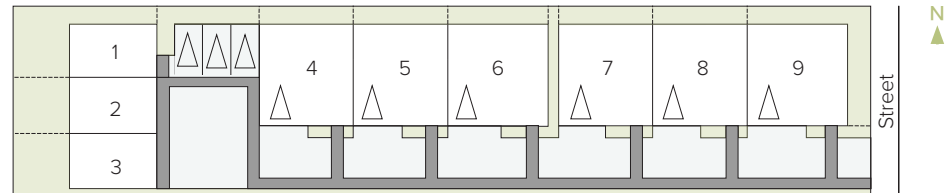
Option 1

- ✓ High development yield
- ✗ Front dwelling isn't designed to face the street
- ✗ Private outdoor spaces are small and located to the south
- ✗ Northern views from dwellings are over driveway area
- ✗ Doesn't meet all the planning standards



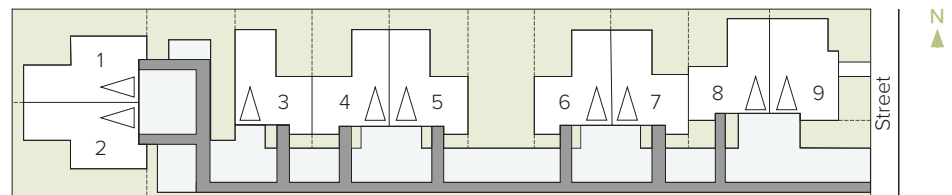
Option 2

- ✓ Clear pedestrian access & well landscaped driveway area
- ✓ Wider dwellings may create good internal spaces
- ✗ Small, unusable private outdoor spaces
- ✗ Northern views from dwellings limited by small outdoor area
- ✗ Doesn't meet all the planning standards

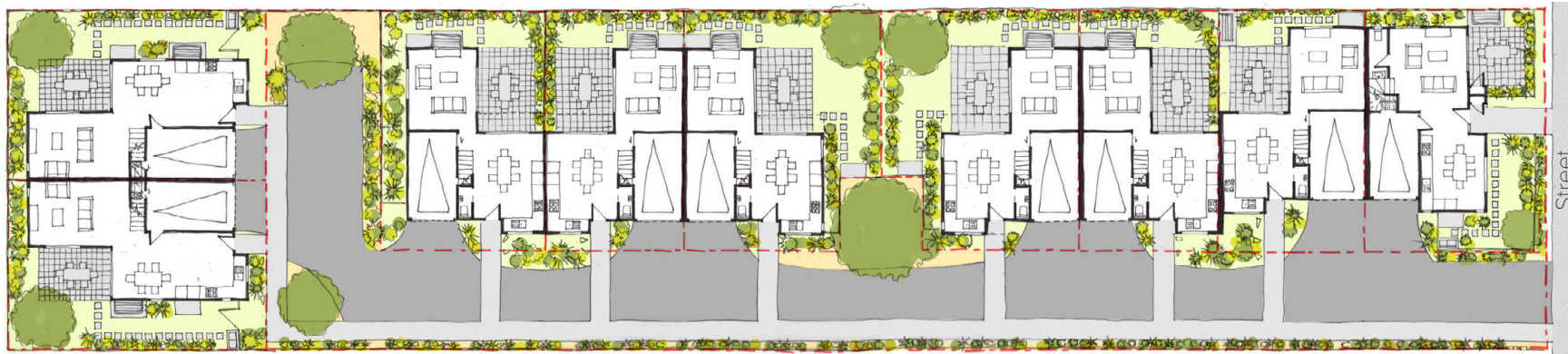


Option 3

- ✓ Front dwelling faces & is directly accessible from the street
- ✓ Clear pedestrian access & well landscaped driveway
- ✓ Larger northern facing private outdoor spaces
- ✓ Good views & connections from dwellings to outdoor spaces
- ✗ Ground floor area of dwellings split by internal garaging

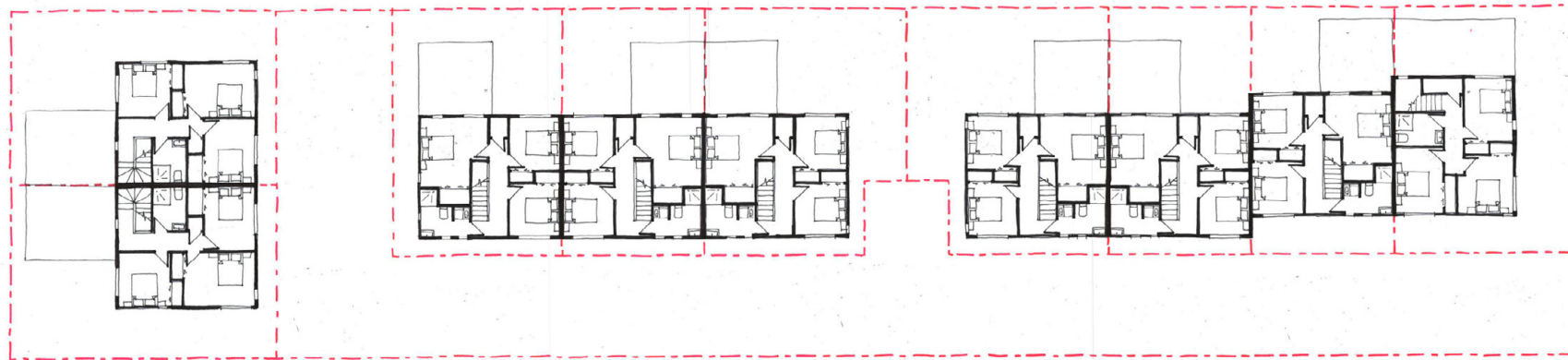


Preferred Site Layout (Option 3)



0 20m

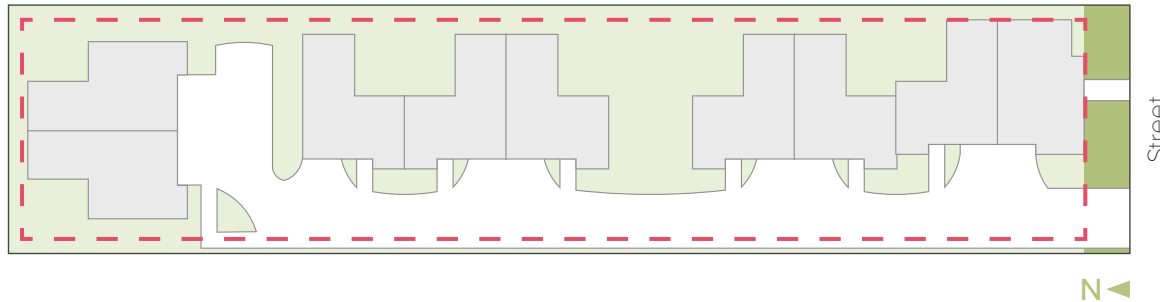
Ground Floor







First Floor

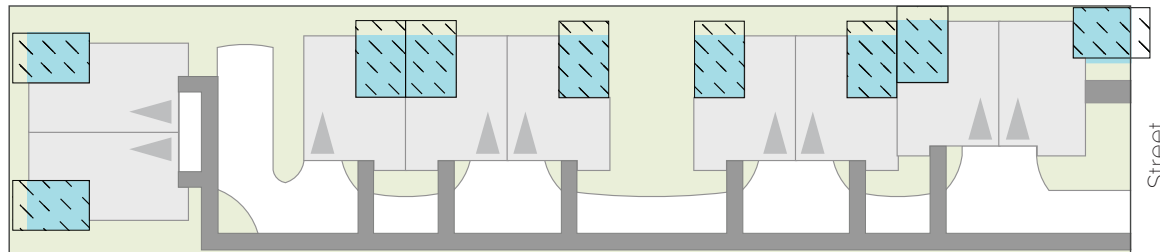
Site Planning Compliance





Coverages & Setbacks



-  Building setbacks - 1m side & rear boundary + 3m street boundary
-  33% building coverage (max 40%)
-  40% landscape coverage (min 40%)
-  75% front yard landscaping (min 50%)

Functionality & Amenity



-  20m² minimum private outdoor living area
-  4m wide x 6m principal outlook area
-  Clear & legible pedestrian access
-  Driveway

Design Details

Site Design



1 A home is located at the front of the site & faces the street.
This home has windows and a front door that face onto the street and an attractively landscaped front yard. This contributes to a safe and attractive neighbourhood.

2 Long, featureless building elevations are avoided
Breaks between buildings, articulation of facades and attractive landscaping help the development avoid creating a long, monotonous building elevation along the driveway. This is especially important for elevations with extensive garaging.

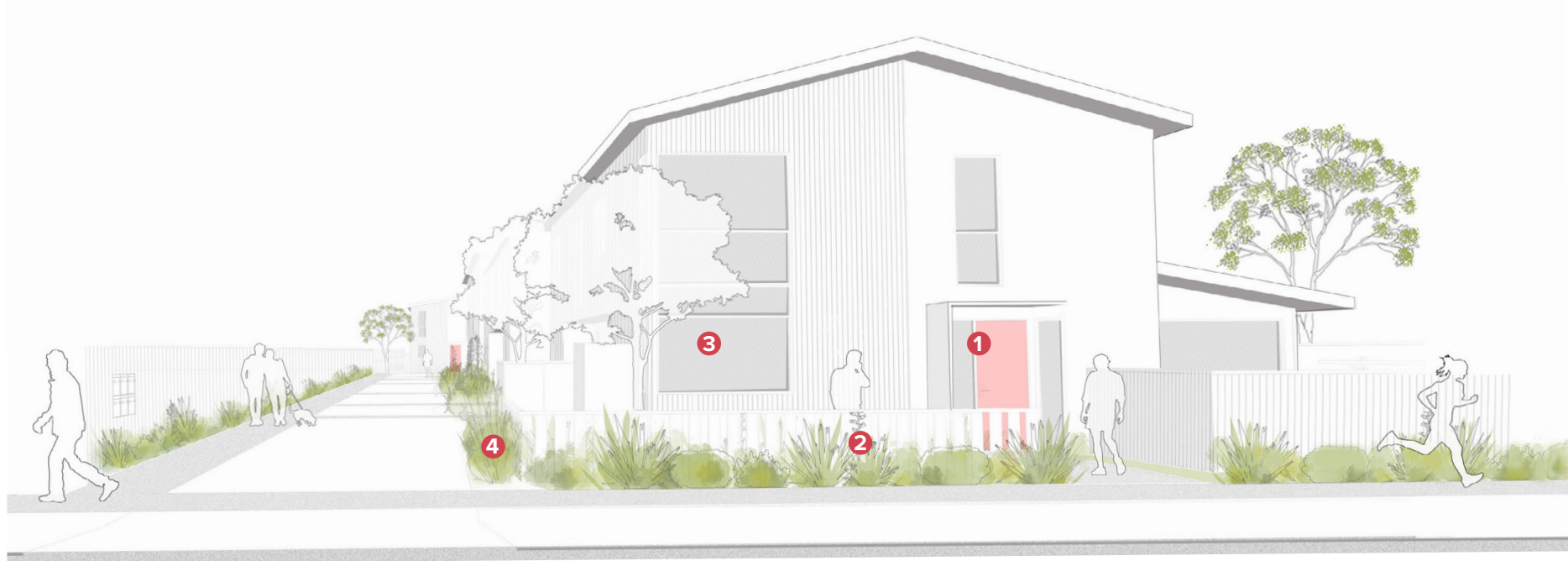
3 Frequently used, less privacy sensitive rooms have views over public & communal areas.
Residents using these rooms keep “an eye out” every time they look out their window, helping create a safer neighbourhood.

4 Homes have a sunny, easily accessible private outdoor area.
This area connects directly to a ground floor living area, creating a strong indoor/outdoor flow. Outdoor living areas should be collocated with the principal outlook planning control to create a sense of spaciousness.

5 Dwellings have well dimensioned rooms and provide for residents’ daily needs.
Rooms are compact, but still sized, to create pleasant, functional spaces. Less privacy sensitive rooms (such as kitchen, dining & living rooms) are located in more publicly visible areas.

6 Everyday needs are designed into the development.
This includes storage spaces, waste bin storage & washing lines.

Street to Front Door



The design of the front yard and street facing elevation of buildings have an important impact on the safety and attractiveness of a development and its neighbourhood.

The design of the street to front door also forms an important first impression for potential buyers and visitors.

- 1 A home is located at the front of the site and faces the street.**
Larger windows & a front door face the street, helping to create a welcoming & attractive neighbourhood. This also helps create a safer neighbourhood as residents “keep an eye” on the street every time they look out their window.
- 2 An attractively landscaped front yard.**
Fencing is kept low and at least 50% of the front yard is soft landscaping - this means grass, shrubs and larger trees.

- 3 Kitchen & living rooms are located on the ground floor and have clear views of the street.**
This helps to create safer streets and homes. Take care to ensure that planting and fencing do not block these important views to the street.
- 4 Safe driveways.**
Low fencing & planting at the driveway entrance mean vehicles leaving the site can see pedestrians on the footpath, reducing the risk of injury or death.

Access & Parking Areas



Long driveways should share many of the same features as a safe and attractive street. This includes safe and clear pedestrian access, quality landscaping with trees and buildings that are designed to actively face the driveway area.

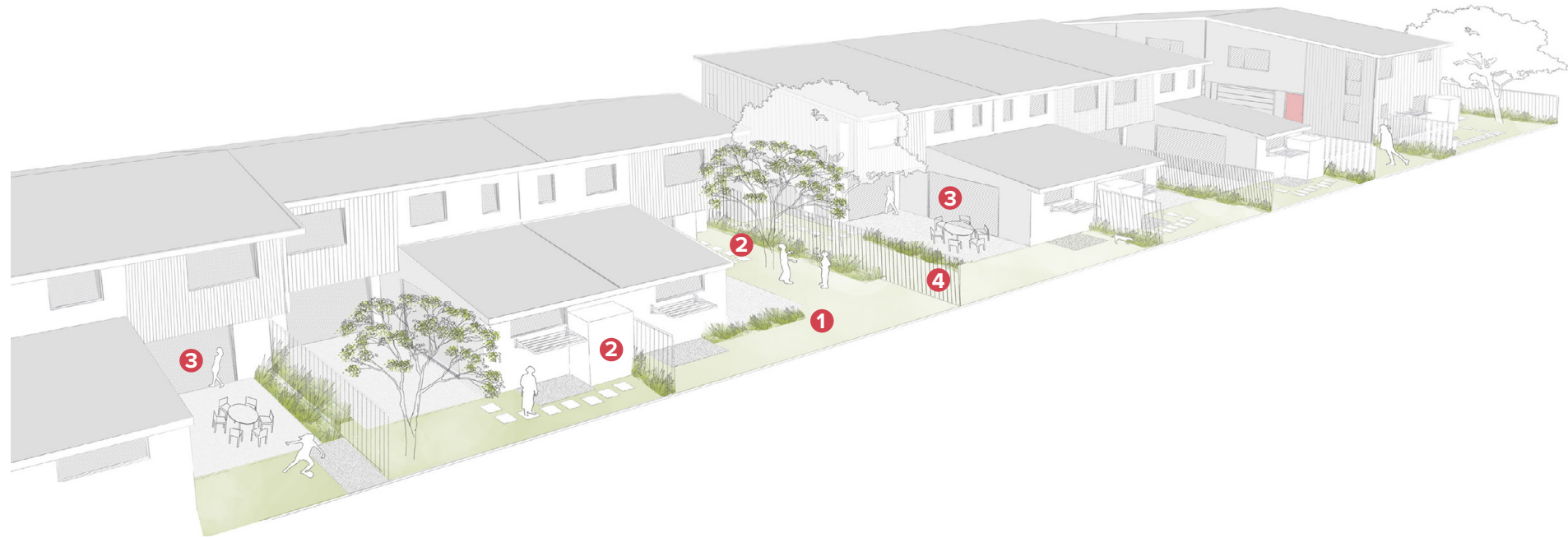
- 1 Homes have clearly defined entrances & views over driveway areas.**
This helps create a safe & attractive development. Residents naturally “keep an eye out” for trouble when well-used, less privacy sensitive ground floor rooms have views over the driveway area.

- 2 Safe and clear pedestrian paths.**
These connect homes to the street. They should be clearly distinguished from driveways through differences in colour and/or materials. For safety and security they should have clear lines of sight and be highly visible from surrounding homes.

- 3 Attractive landscaping.**
Landscaping improves the look of the development and is used to provide some physical separation between homes and driveway areas. Where practical include larger trees.

- 4 Waste removal requirements are designed into the driveway area.**
Larger developments may require on-site waste collection. Consider waste truck access requirements and where bins will be placed on collection days.
- 5 Garage doors are recessed back from the front of building elevations.**
This helps to minimise the visual dominance of large, featureless garage doors, creating more attractive and welcoming development.

Private Outdoor Spaces



Quality private outdoor spaces improve residents' quality of life and can increase the value of a development. The smaller an outdoor space, the more important it is that the space is well designed.

Don't forget to consider the functional needs of outdoor spaces i.e. do residents have an easily accessible storage space for gardening tools and a lawn mower?

1 Private outdoor spaces receive good levels of direct sunlight.

Avoid locating these spaces in shaded areas.

2 Private outdoor areas are designed to be attractive & functional spaces.

Landscaping should include patios, planting & trees. The location & design of garden sheds, rainwater tanks, bin storage areas & clotheslines should not undermine the attractiveness & usability of these areas.

3 Every private outdoor space connects directly to a dining or living room.

This ensures outdoor areas are easily accessible and maximises residents' use and enjoyment of these spaces.

4 Ground floor outdoor spaces feel private and spacious.

A minimum depth of 6m normally helps to provide a reasonable sense of spaciousness. Neighbouring homes and fencing should be designed to provide good levels of privacy to these areas.

The Building



Good design strikes a balance between form, function and cost to create healthy, attractive and affordable homes.

Consistency in the spacing and design of building elements and materials can create a coherent, pleasing design.

Including elements of variation adds interest and avoids creating a bland, homogeneous building. This is particularly important for longer buildings.

1 A simple but varied building form.

Pushing in & pulling out elements of a building can help create visual interest. This variation should be a logical reflection of the building's internal layout. Push garage doors back so they are a less prominent feature of the building.

2 A simple roof form often works best.

Consider the roof pitch, material and depth of overhangs.

3 Clearly identifiable home entrances.

Canopies can help emphasise entrances and provide shelter from bad weather.

4 A pattern of vertical & horizontal lines.

Semi-regular spacing of doors and windows helps create a rhythm of vertical and horizontal lines, which is pleasing to the eye. Horizontally align the top edge of doors and windows, and vertically aligning their outer edges.

5 Variation in cladding materials.

Variation in materials can help create a visually interesting building. Limiting variation to a maximum of 2-3 materials often works best.

Building Function

Homes should be comfortable, have a reasonable sense of spaciousness and meet the long term needs of occupants.

1 Well dimensioned, usable room sizes.

Dining and living rooms are sized to comfortably accommodate all the residents of a home and have a minimum width of 3.8m. Bedrooms comfortably accommodate a queen bed and a wardrobe space.

2 Good connection to outdoor spaces.

The main private outdoor space connects directly to a communal living/dining room. This ensures all occupants can easily access this outdoor area and creates a strong visual connection between the home and the outdoors.

3 Adequate storage spaces.

Wardrobes are provided in all bedrooms. Kitchens have reasonable food storage space for the number of occupants. Additional indoor storage spaces and secure outdoor storage lockers or sheds provide storage for household essentials, gardening tools, recreational items etc.

4 Glazing.

Views are provided from less privacy sensitive rooms over communal and public outdoor spaces, meaning residents keep an eye on these areas every time they look out their window. Rooms have good levels of natural light and openable windows to provide natural ventilation.

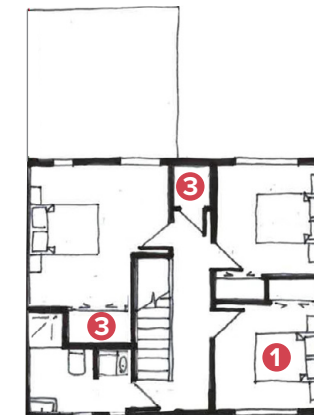
5 Landscaping.

Generous planting is included throughout, with larger trees planted where possible. Plants are selected based upon the growing conditions, final size of the plant at maturity and any plant maintenance requirements. Shading of neighbouring properties must also be considered.

Throughout the development landscaping acts as a buffer between communal spaces and homes, helping to provide a sense of privacy for residents.



Ground Floor



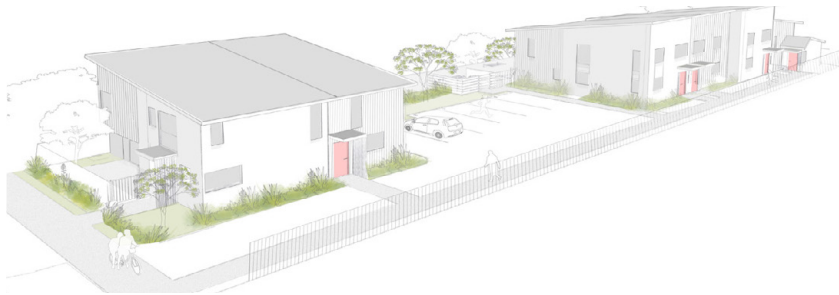
First Floor

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6 Terrace Homes

Mixed Housing Suburban Zone
16.5m Wide Site



16 Apartments

Mixed Housing Urban Zone
18m Wide Site



38 Apartments

Terraced Housing & Apartment Buildings Zone
35m Wide Site



14 Terrace Homes

Mixed Housing Urban Zone
34.5m Wide Site



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