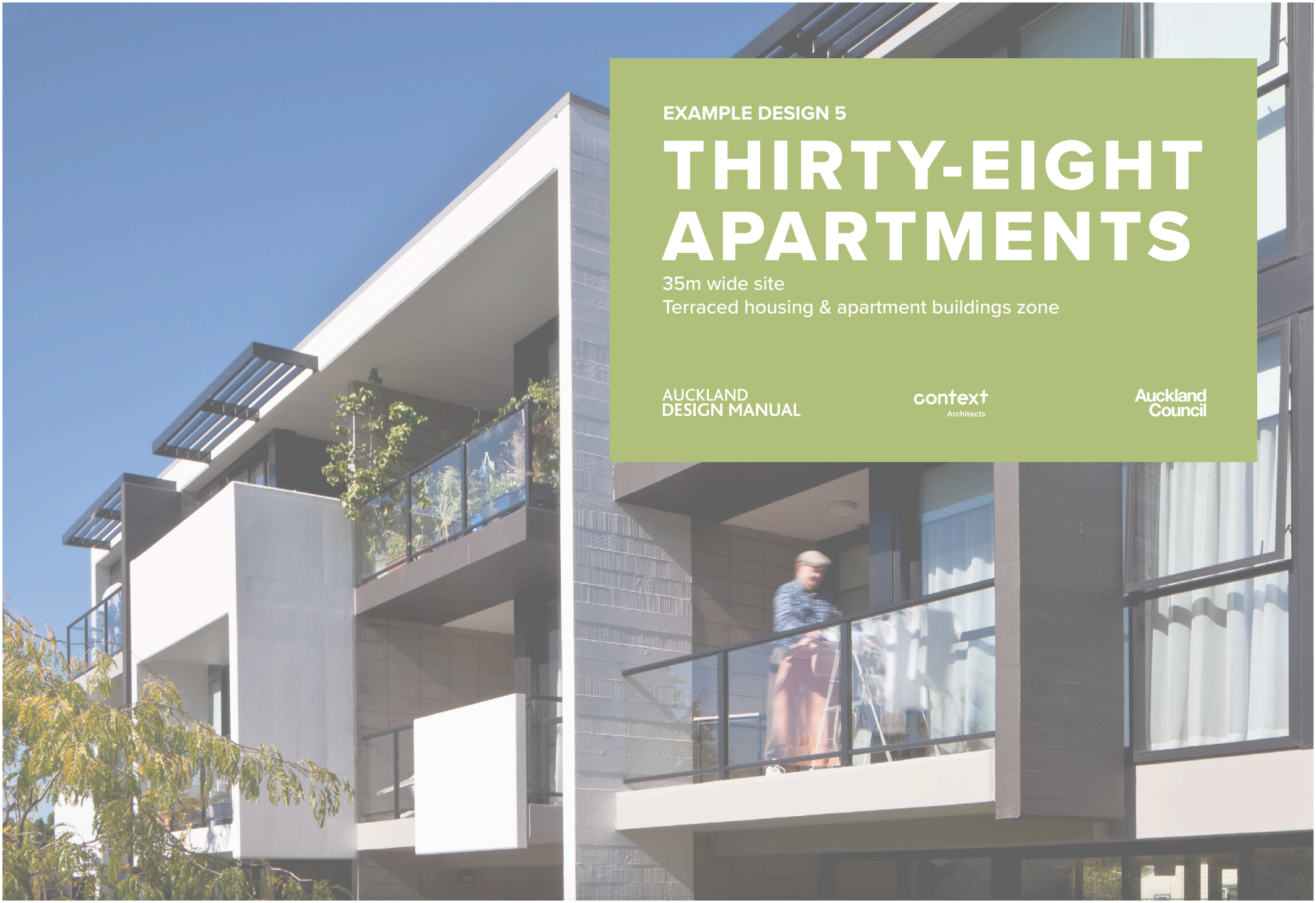


EXAMPLE DESIGN 5

THIRTY-EIGHT APARTMENTS

35m wide site
Terraced housing & apartment buildings zone

AUCKLAND DESIGN MANUAL

context Architects

Auckland Council

Introduction

Your guide to designing good quality apartment buildings on an 35m wide site.

Designing apartments for Auckland's 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.

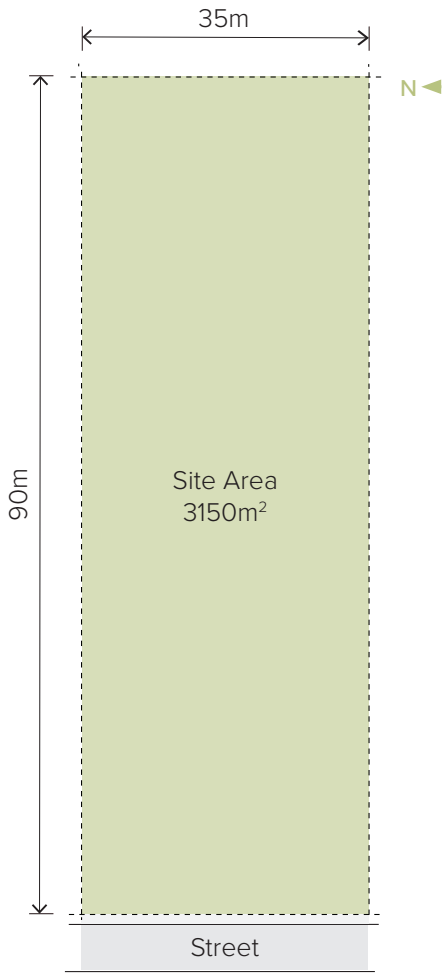
This design guide is one of a series developed in conjunction with Context Architects.

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
Terraced Housing & Apartment Buildings

Development Yield
38 apartments
(2x studio, 16x 1 bed, 20x 2 bed)

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
50%

Minimum Landscape Coverage
30%

Yard Setbacks
1.5m front + 1m side & rear boundary setbacks

Principal Outlook Space
6m deep x 4m wide

Outdoor Living Space
20m² - All units on ground floor
5m² - 1 bed & studio units above ground floor
8m² - 2 bed+ units above ground floor

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

Site Layout Options

Option 1

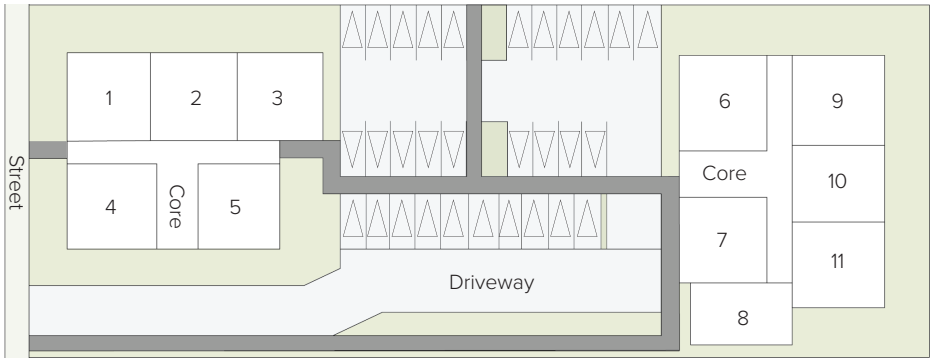
- ✓ Front units face over & are accessed from the street
- ✓ Car parking is concealed from the street
- ✓ Landscaping buffers dwellings from parking areas & softens driveway, pedestrian & parking areas
- ? Large central parking area creates a car dominated environment for residents - but has potential to be redeveloped into housing or amenities in the future.

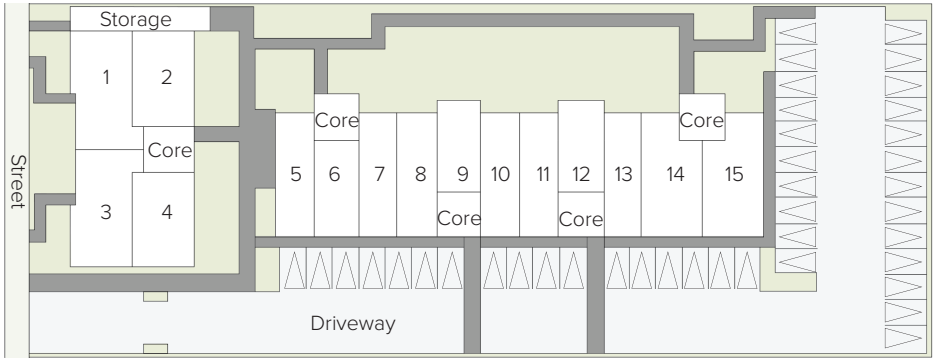
Option 2

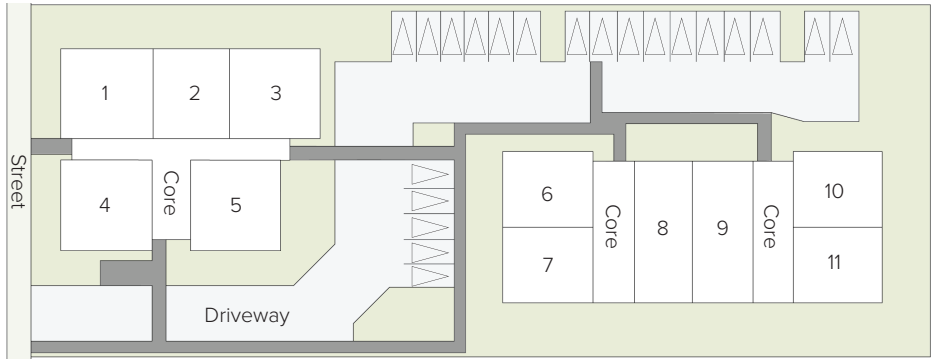
- ✓ Front units face over & are accessed from the street
- ✓ Rear units have good access to northern sun & pleasant outlook over landscaped areas.
- ✗ Parking areas and pedestrian paths abut units, creating potential privacy, noise, light and fume issues.
- ✗ Car parking & access is highly visible from the street

Option 3

- ✓ Front units face over & are accessed from the street
- ✓ Car parking is concealed from the street
- ✓ Landscaping buffers dwellings from parking areas and pedestrian paths
- ✓ Car parking and access is arranged to minimise the feeling of car dominance within the site







Preferred Site Layout (Option 3)

Ground Floor

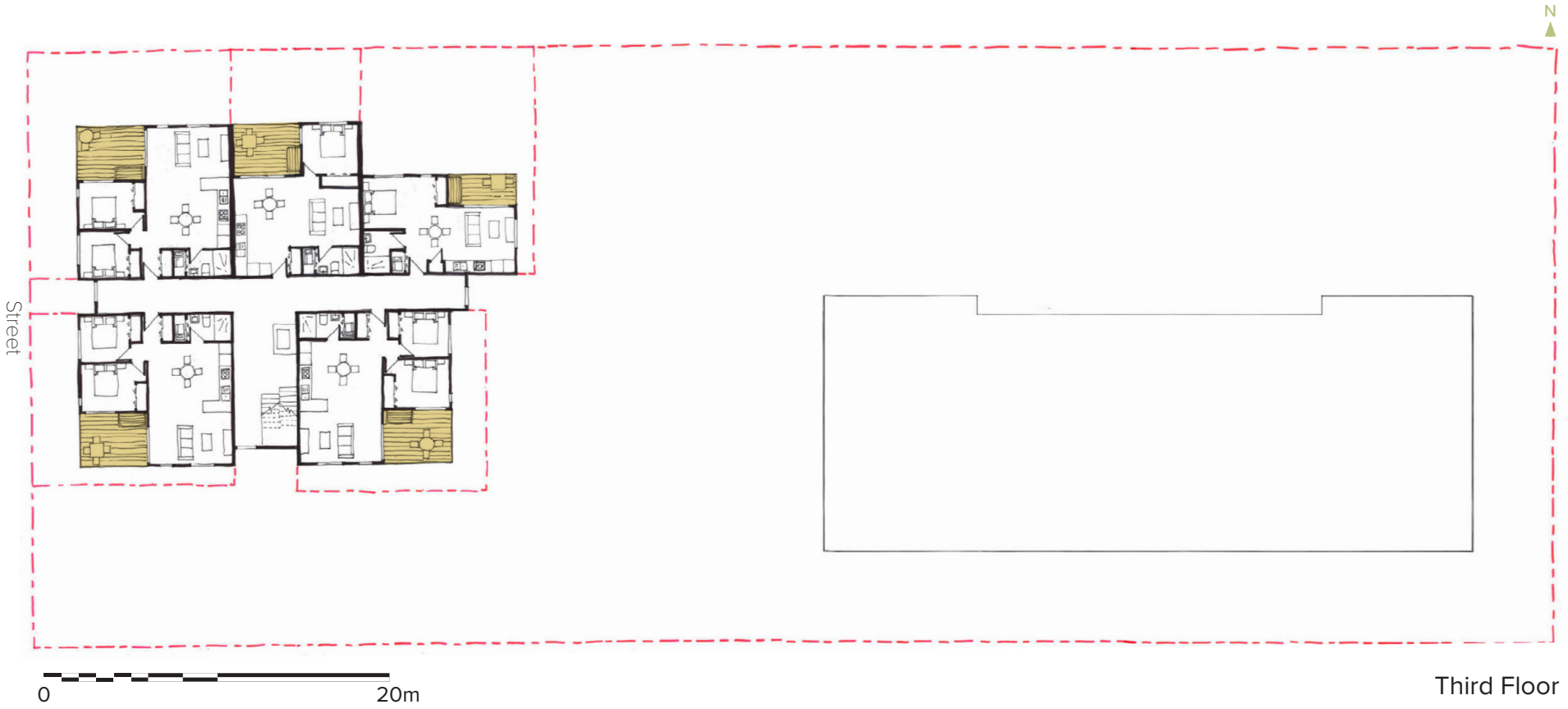
Preferred Site Layout (Option 3)

First Floor

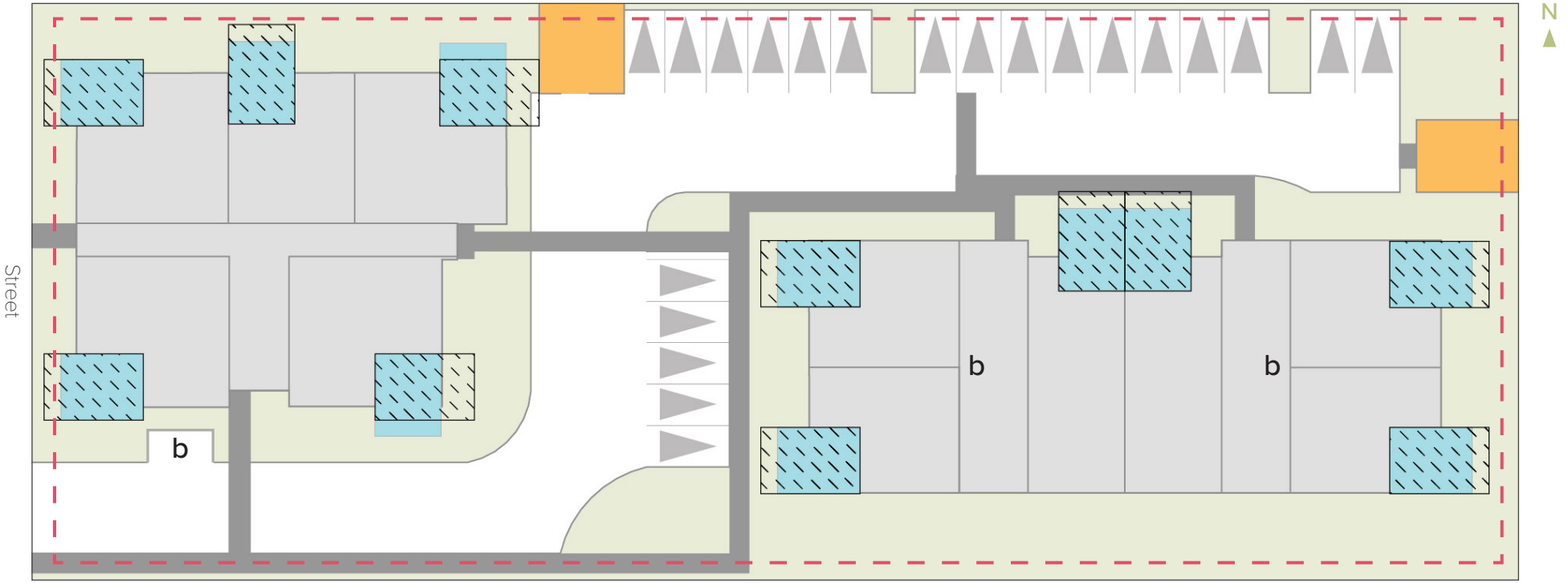
Preferred Site Layout (Option 3)

Second Floor

Preferred Site Layout (Option 3)



Site Planning Compliance



33% building coverage (max 50%)

34% landscape coverage (min 30%)

Building setbacks - 1m side & rear boundary + 1.5m street boundary

20m² minimum private outdoor living area (for ground floor units)

Driveway

Clear & legible pedestrian access

b Bike parking

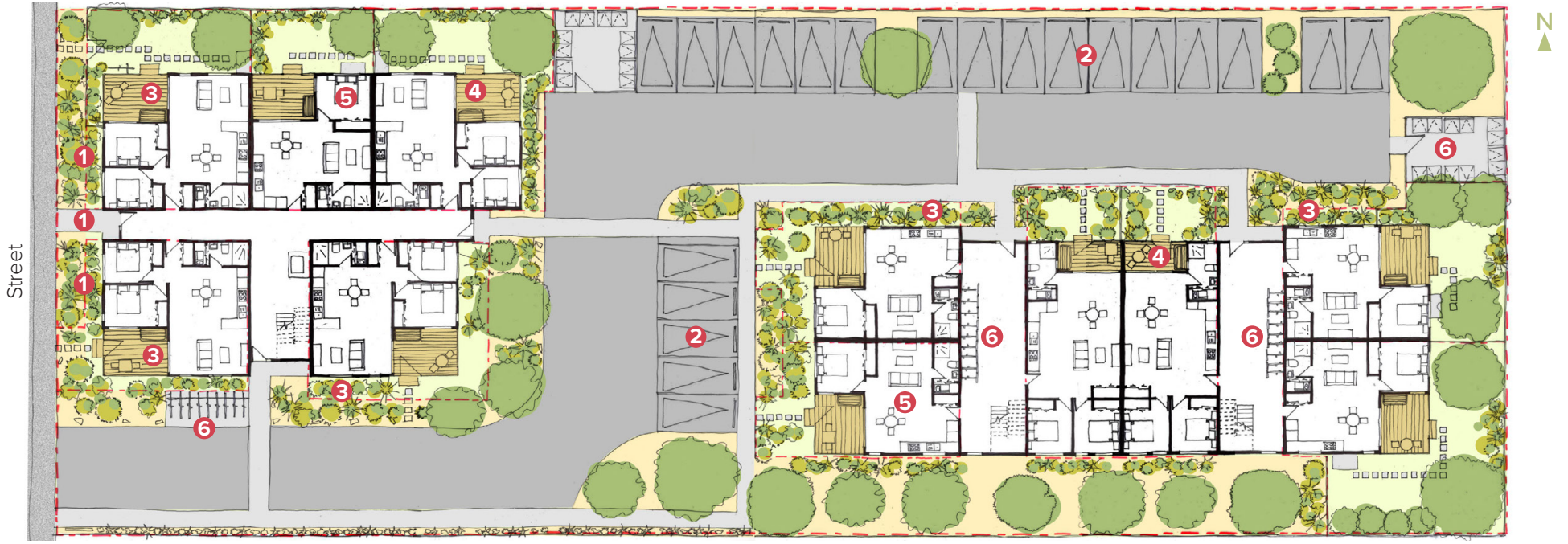
Car park

4m wide x 6m principal outlook space

Communal waste bin storage area

Design Details

Site Design



1 **Apartments are located at the front of the site & address the street.**

These apartments have windows and an entrance lobby that face onto the street. This contributes to creating a safe and attractive neighbourhood.

2 **Parking is concealed from the street & large parking areas are avoided.**

Buildings screen parking from the street, helping create an attractive neighbourhood. Car dominance is minimised within the site through the use of lane parking (instead of a single large parking area).

3 **Frequently used, less privacy sensitive rooms have views over public and communal areas.**

Residents using these rooms keep “an eye out” every time they look out their window, helping create a safer development & neighbourhood.

4 **Units have sunny, functional balconies.**

Balconies are well sized and connect directly to living areas. They’re designed to comfortably accommodate a table and chairs, as well was as a foldable washing line and heat pump.

5 **Apartments have well sized rooms & provide for residents’ daily needs.**

Rooms are compact, but still sized to create pleasant, functional spaces. All kitchen, living & bedrooms have openable external windows to provide natural light & ventilation.

6 **Everyday needs are designed into the development.**

This includes storage spaces, waste bin storage areas, washing lines and bicycle parking.

Street to Front Door

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

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

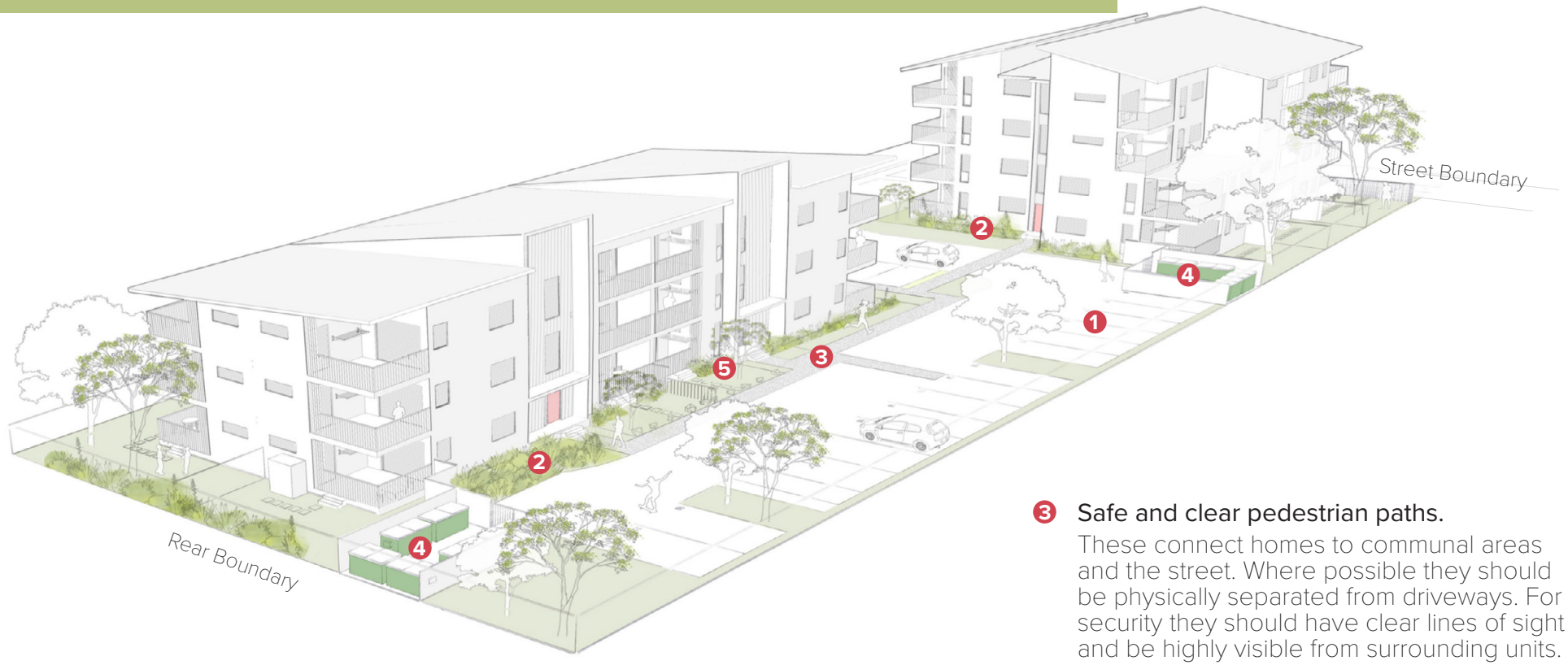
1. **Buildings are located close to the front boundary and face the street.**
   Large windows facing the street mean residents “keep an eye out” every time they look out their window - contributing to a safer neighbourhood through casual surveillance. A visible lobby entrance & legible path provides clear and easy access from the street.

2. **An attractively landscaped front yard.**
   Aim for at least 50% soft landscaping - this means grass, shrubs and where space allows, larger specimen trees.

3. **Clear views between the street & ground floor windows.**
   This creates safer streets. Keep planting and fencing low and locate larger plants outside of key views to the street.

4. **Safe driveways.**
   Keep fencing and planting low near driveway entrances. This allows drivers exiting the site to easily see pedestrians on the footpath - reducing the risk of injury or death.

Access, Parking & Communal Areas



When a very large number of car parks are provided on a site they can create an unpleasant, car dominated environment.

Spreading parking out & including pedestrian access, quality landscaping & large trees helps to creates an environment more like a low volume street or lane, rather than a car park.

1. **Parking is concealed from the street.**
   Locating car parking behind buildings helps create a more attractive street and neighbourhood.

2. **Parking is separated from units.**
   Separation distances & well-designed landscaping are used to provide privacy for dwellings & minimise the impact of car lights, sounds & fumes.

3. **Safe and clear pedestrian paths.**
   These connect homes to communal areas and the street. Where possible they should be physically separated from driveways. For security they should have clear lines of sight and be highly visible from surrounding units.

4. **Waste storage & removal facilities.**
   These should be considered early in the design. Bins should be easily accessible for residents and screened from view.

5. **Attractive landscaping.**
   Quality landscaping improves the look of the development & provides physical separation between ground floor apartments and car & pedestrian areas.

Private Outdoor Spaces

Good quality balcony spaces can substantially improve residents' quality of life and increase the value and desirability of apartments to potential buyers.

Residents can be very sensitive to the design of balcony spaces, so care needs to be taken to ensure they are both functional and pleasant to use.

1. **Every apartment has a private balcony with good exposure to direct sunlight.**
   Exposure to sunlight occurs even in winter

2. **Balconies are sheltered from wind & rain, they balance privacy with visibility.**
   Balconies are designed to provide a strong sense of privacy, while still ensuring that users have views over and are visible from the street & accessways. This helps create a sense of neighbourhood activity & improves safety through passive surveillance.

3. **Balconies are designed to be a direct extension of the living room.**
   This maximises resident's access, use and enjoyment of these spaces.

4. **Balconies are functional spaces.**
   Balconies should comfortably accommodate a table & chairs. Design clothes lines & heat pumps into the balcony so they do not detract from the usability of the space and are screened from the view of the surrounding area.

The Building

Good design strikes a balance between form, function and cost to create attractive, but liveable buildings.

A carefully considered, but simple building design often delivers attractive results. However, care needs to be taken to ensure buildings are not overly bland and featureless. Best results are often achieved through the input of a designer with a proven track record in delivering good quality mid-rise buildings.

1. **A simple but varied building form.**
   Pushing in & pulling out (i.e. articulating) elements of an elevation and balancing the ratio of solid walls to window areas are effective ways to create visual interest within a simple overall form.

2. **A simple roof form.**
   Simple roof forms are often attractive and help to minimise construction costs and the risk of leaky buildings. The roof form, pitch & depth of overhangs are all important roof design considerations.

3. **A pattern of vertical & horizontal lines.**
   Attractive elevations often include a subtle, semi-repetitive pattern of vertical & horizontal lines. Taller buildings often benefit from stronger horizontal lines, while longer buildings typically benefit from stronger vertical lines. Methods for creating these lines include articulation of the elevation, use of colour & materials, and regular spacing and alignment of doors & windows.

4. **Variation in cladding materials.**
   Variation in materials and colour can help create a visually interesting building. Use of 2-3 materials often works well, while too many materials and colours can over complicate & detract from the look of a building.

Building Function

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

1 Spacious, usable room sizes.

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

2 Good connection to outdoor spaces.

The main private outdoor space should connect directly to the communal living room. This ensures all occupants have an easy physical & visual connection to 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 potential external storage lockers provide storage for household essentials, recreational items etc.

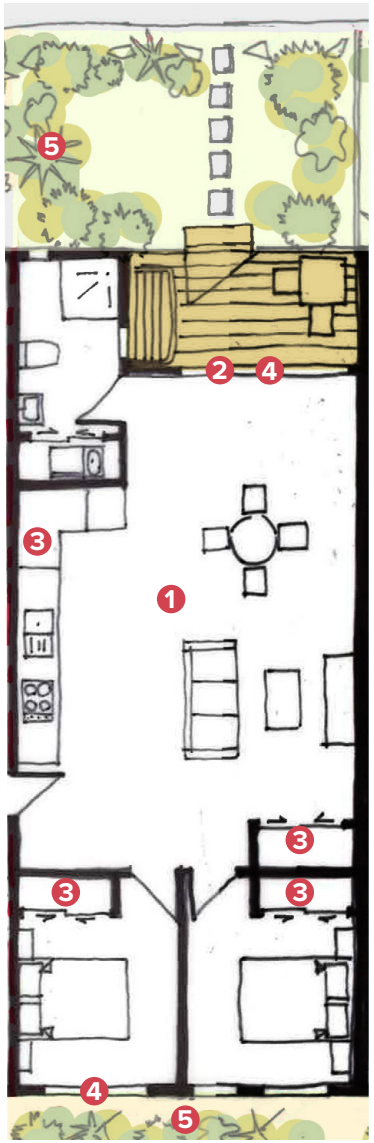
4 Windows.

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

5 Landscaping.

Generous planting is included throughout, with larger trees included where possible. Plants are selected based upon the growing conditions, final size of the plant at maturity, shading impacts and any plant maintenance requirements.

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

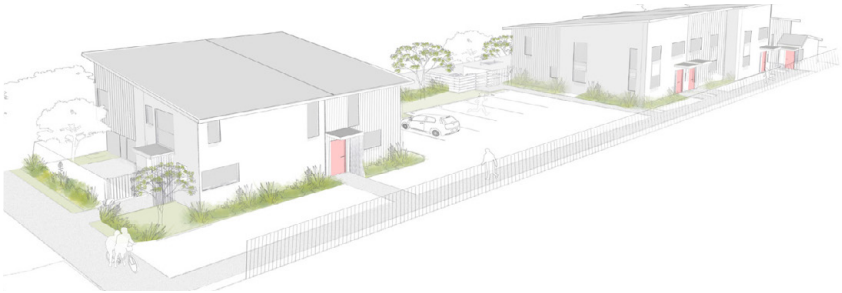


Ground Floor -
Two Bedroom Apartment

Related Design Resources

More Example Designs

6 Terrace Homes
Mixed Housing Suburban Zone
16.5m Wide Site



10 Terrace Homes
Mixed Housing Suburban Zone
20m Wide Site

14 Terrace Homes
Mixed Housing Urban Zone
34.5m Wide Site

16 Apartments
Mixed Housing Urban Zone
18m Wide Site

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Design Guides

Unitary Plan Design Elements

R1: Front Yard
R2: Fencing & Walls
R3: Garages
R4: Passive Surveillance
R5: Visual Privacy
R6: Unit Layout & Room Size
R7: Waste Storage & Services
R8: Site Amenities

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Building Design Guides

Stand-Alone and Duplex Homes
www.aucklanddesignmanual.co.nz/en/design-guidance/standalone_housing.html

Terraced Houses
www.aucklanddesignmanual.co.nz/en/design-guidance/terraced-homes.html

Apartment Buildings

www.aucklanddesignmanual.co.nz/en/design-guidance/apartments.html

Mixed Use Buildings
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