

UNITARY PLAN

APPLY THE RULES

Use the **Building Envelope Checklists**
to apply the rules to your own project



MIXED HOUSING SUBURBAN ZONE

TWO DETACHED HOUSES - SIDE ORIENTATED

Version 2
June 2017

Building Envelope Checklists

MIXED HOUSING SUBURBAN ZONE: TWO DETACHED HOUSES - SIDE ORIENTATED

This booklet is part two of a series of tools that have been created by the Auckland Design Manual team, to help you navigate the Unitary Plan and work out what you can build on your site. Use it alongside the Easy Guide to the Unitary Plan to understand the rules, and learn how to apply them.

UNDERSTAND THE RULES

APPLY THE RULES

WORKED EXAMPLES

The purpose of the Building Envelope Checklists is to help you to apply the residential standards to your own project. You can use these checklists to establish your basic building envelope, and visualise the development potential of your site. We then recommend you work with a designer to create your final design.

This guide covers the core standards you must meet to build a permitted development (i.e. does not require a resource consent). Development outside of these rules is still possible, but you will have to apply for a resource consent before you can get your building consent.

The Building Envelope Checklists are a supplementary resource, and you'll still be required to refer to the Unitary Plan to ensure that you comply with the statutory requirements. You can use this guide to support your understanding of the new residential standards that are set out within the plan. Please note some of these standards are under appeal, and may be subject to change.

Drop into an Auckland Council service centre and talk to a duty planner if you need further help with interpreting the standards.

ABOUT THE AUCKLAND DESIGN MANUAL:

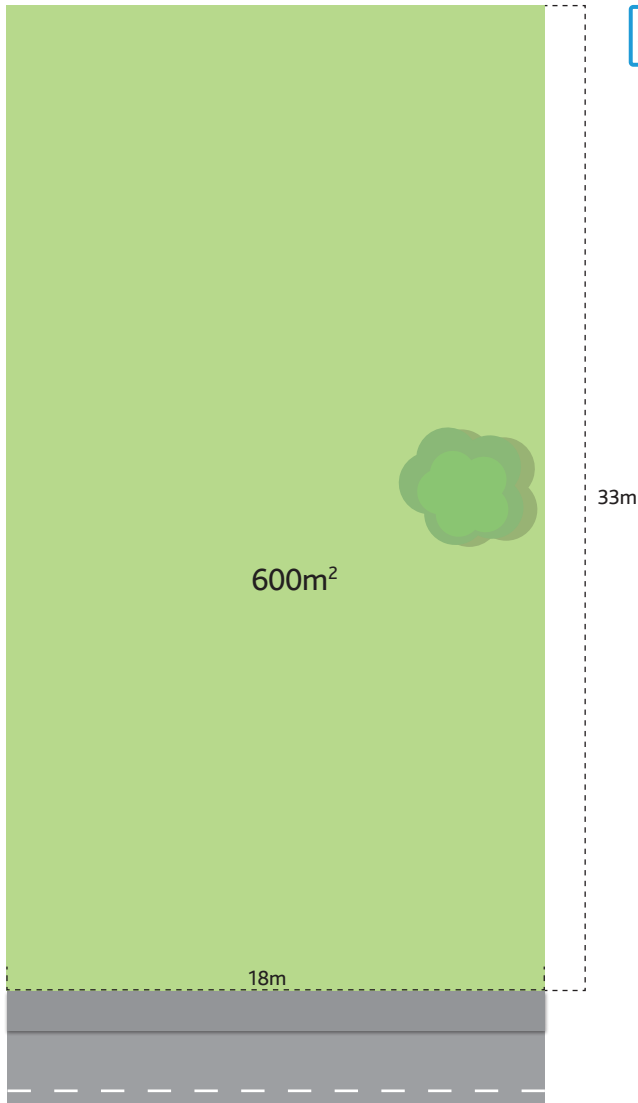
The Auckland Design Manual is a fantastic free resource that's been created to help you through your design concept and development phase. It's a practical guide that sits alongside the Unitary Plan. If the Unitary Plan is your rule book, think of the Design Manual as your 'how to guide.' You can use it for inspiration and guidance, it will help you to visualise what you can build in Auckland.

The Design Manual can support you through the following stages of your development process:

- Inspiration for what you could build on your site
- Understanding the rules
- Developing a design

1

WHAT IS ON YOUR SITE?



IDENTIFY THE FEATURES ON YOUR SITE

Identify the features on your site, and the constraints that you have to work with.

For example:

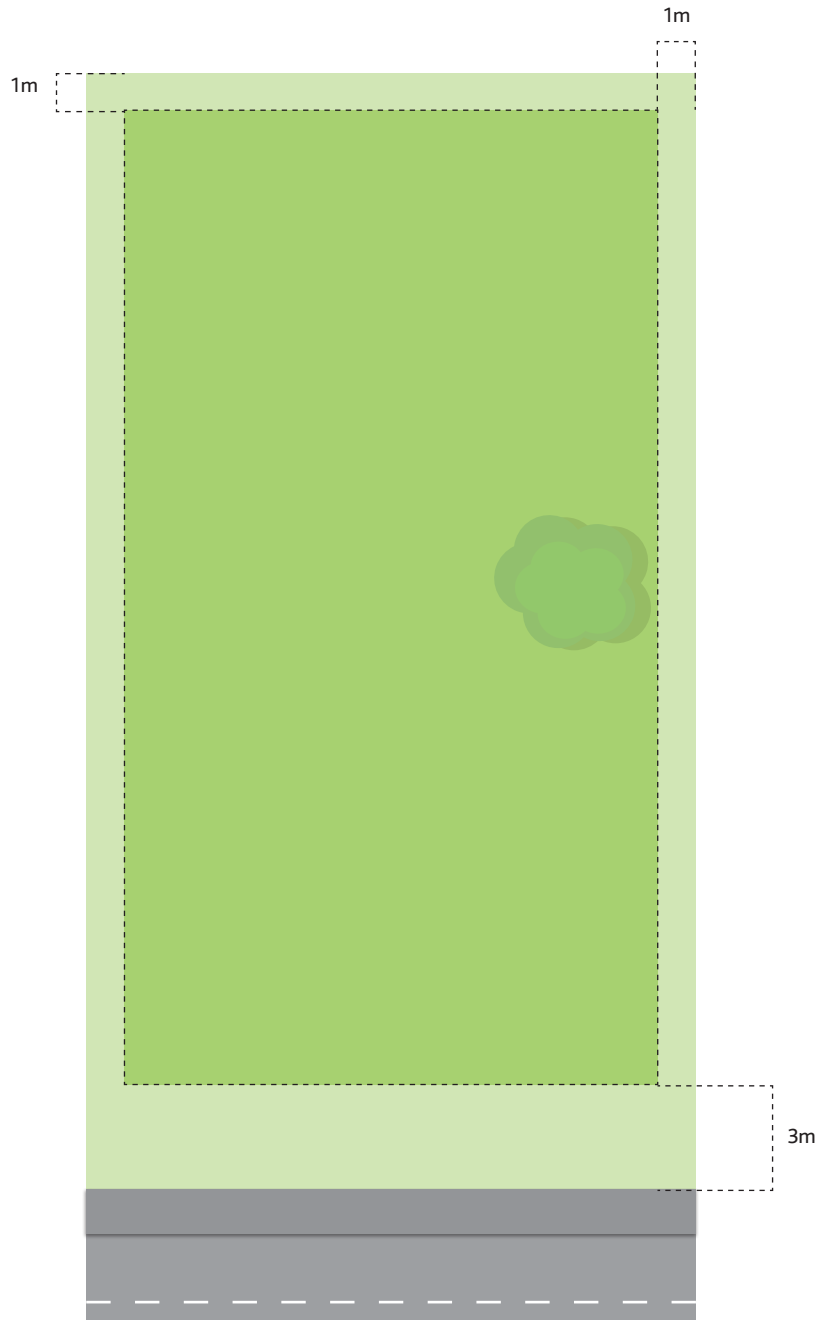
- Slope
- Existing trees
- Existing site access
- Orientation of the sun
- Streams & Waterways (overland flow paths)

These can all be assets to your site, and it usually pays to work with what you've got, rather than investing in expensive earthworks.

There may be other plan overlays on your site, so at this stage it may be a good idea to look at the Unitary Plan, or to give Auckland Council a call and speak to a planner.

2

APPLY YOUR YARD STANDARDS



MARK OUT YOUR YARD STANDARDS

Yard standards mark out the area that you are not allowed to build into. Your yards can be bigger than this, but they are not allowed to be any smaller.

Your minimum yard standards under the Unitary Plan are:

- 3m from front boundary
- 1m from both side and rear boundaries

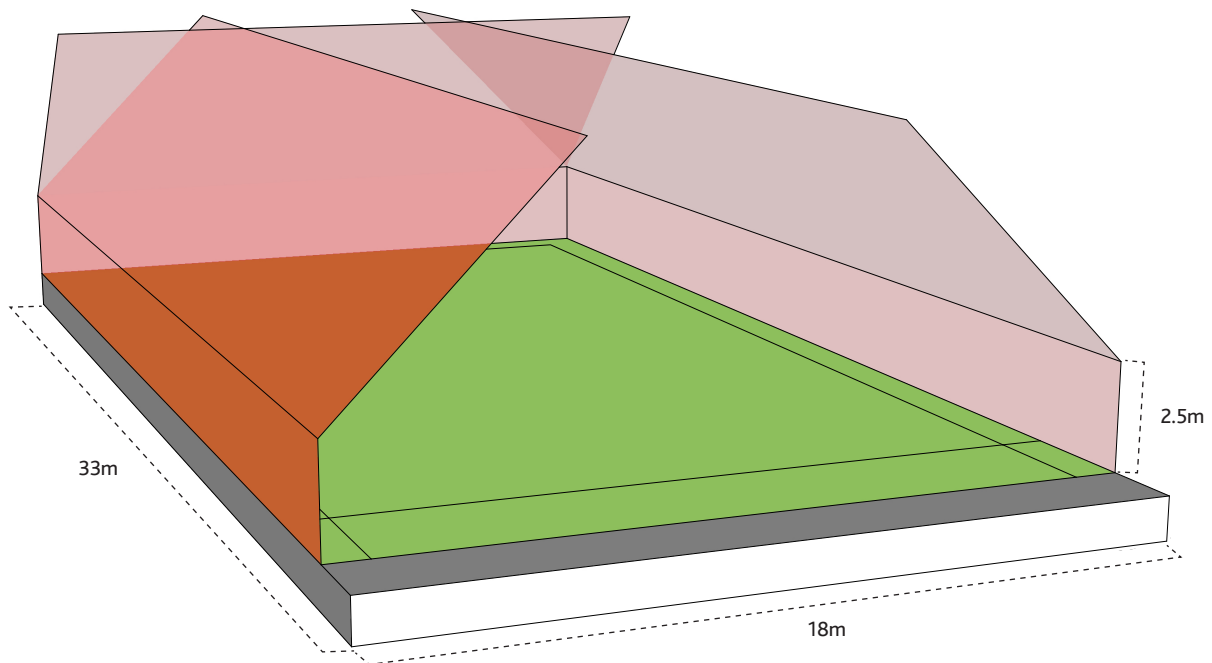
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APPLY YOUR HEIGHT STANDARDS



ESTABLISH YOUR BUILDING ENVELOPE

Knowing the Height in Relation to Boundary (HIRTB) control will help you to plan the levels in your design. The angled recession planes will likely have an influence on the roof-line, and how you choose to place your building.



CHECK YOUR MAXIMUM BUILDING HEIGHT

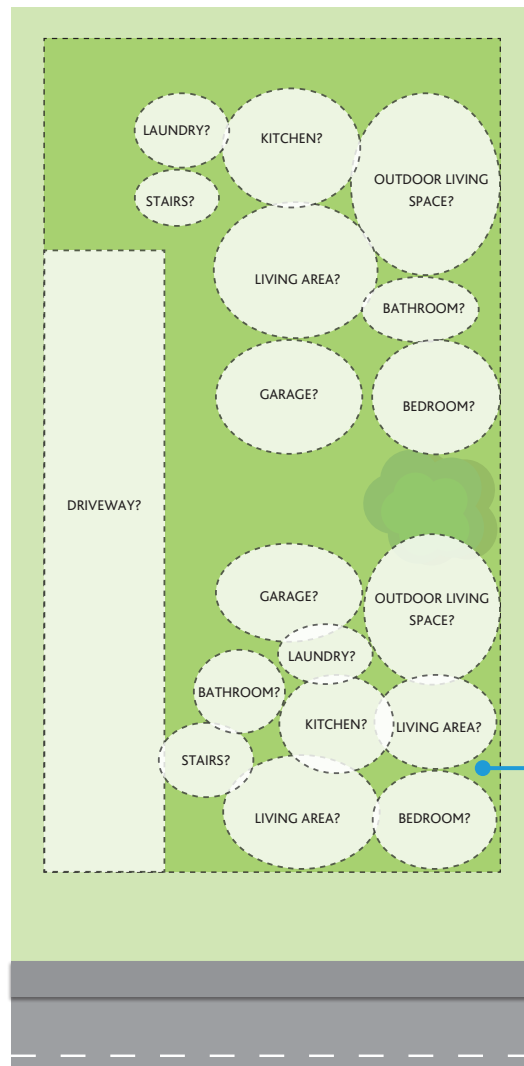
Each zone has different height restrictions. In the Mixed Housing Suburban Zone the height limit is 8m, plus an additional 1m to allow for the roof forms.

Height standards for each zone refer to the maximum height allowed. There are small allowances for roof gables or chimneys – the standards for each zone will explain this.

Measuring height on sloping sites is more complicated, and there are two methods to do this - Rolling Height, and Average Ground Level. We recommend seeking professional advice to see which would work best on your site.

4

PLAN HOW YOU'LL USE YOUR SPACE



This is an example of how you might like to plan your ground floor



KEY THINGS TO CONSIDER WHEN DESIGNING YOUR BUILDING

- Where are your garage and driveway going to go? Remember your front yard must contain at least 50% landscaping
- How many storeys are you planning to have?
- Where will your services go?
- Where is your outlook space from primary living areas and bedrooms going to go?
- Try to avoid overlooking the neighbours windows and private open spaces
- Think about your outdoor living space - it generally makes sense to have some of your outlook space overlooking your outdoor living area
- Consider your access to sun throughout the day. Is your site north-facing?
- What will your house look like from the street? An attractive property has more value.

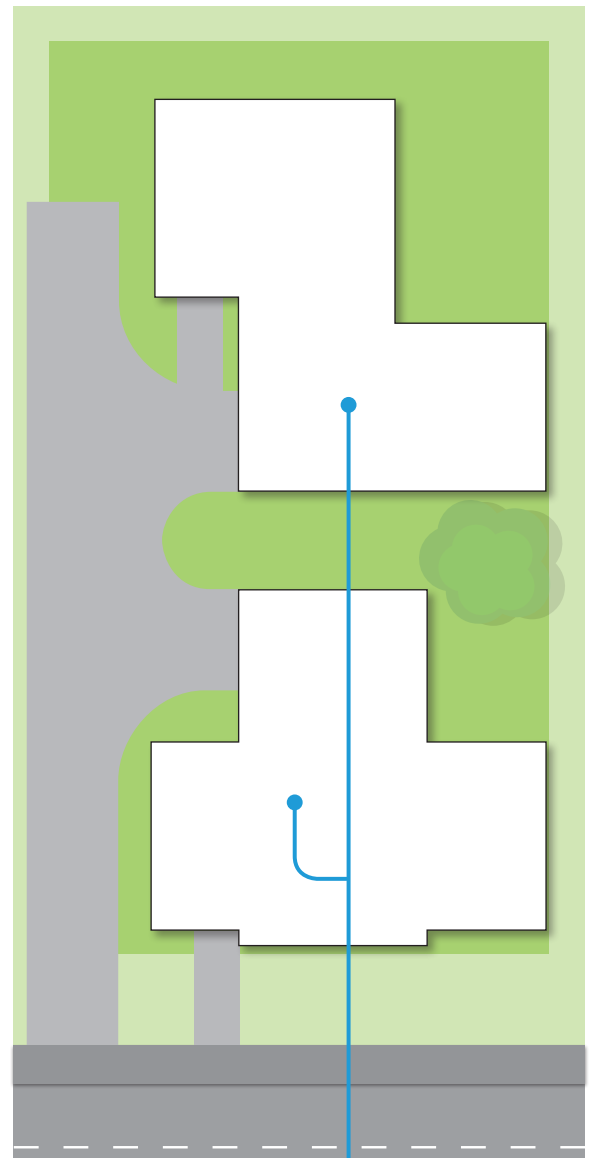
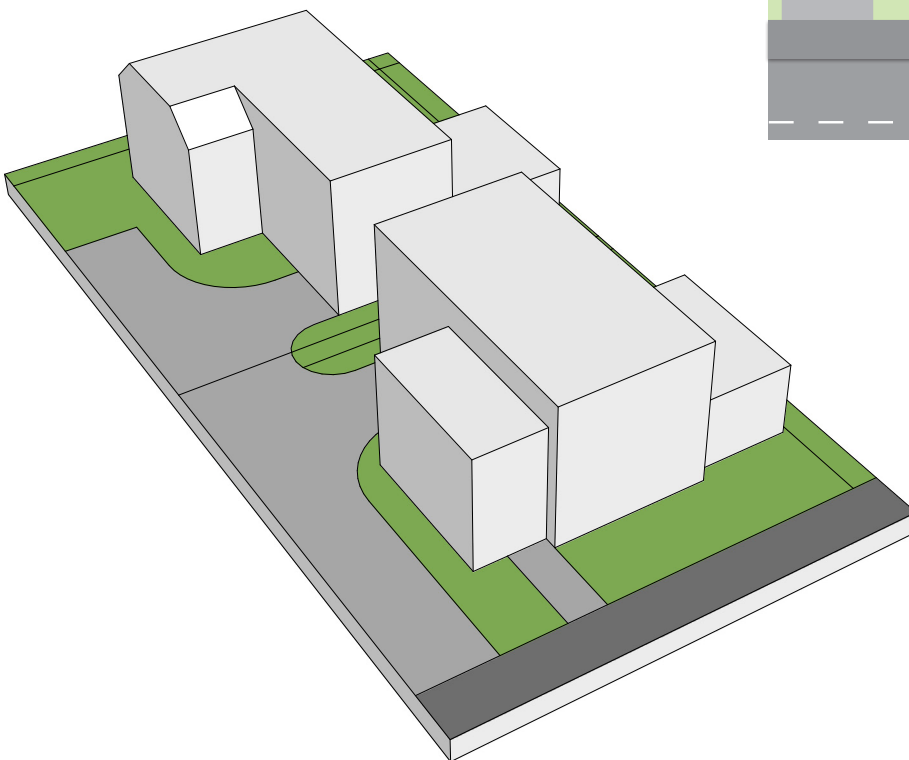
5

PLACING YOUR BUILDING



ESTABLISH YOUR BUILDING COVERAGE

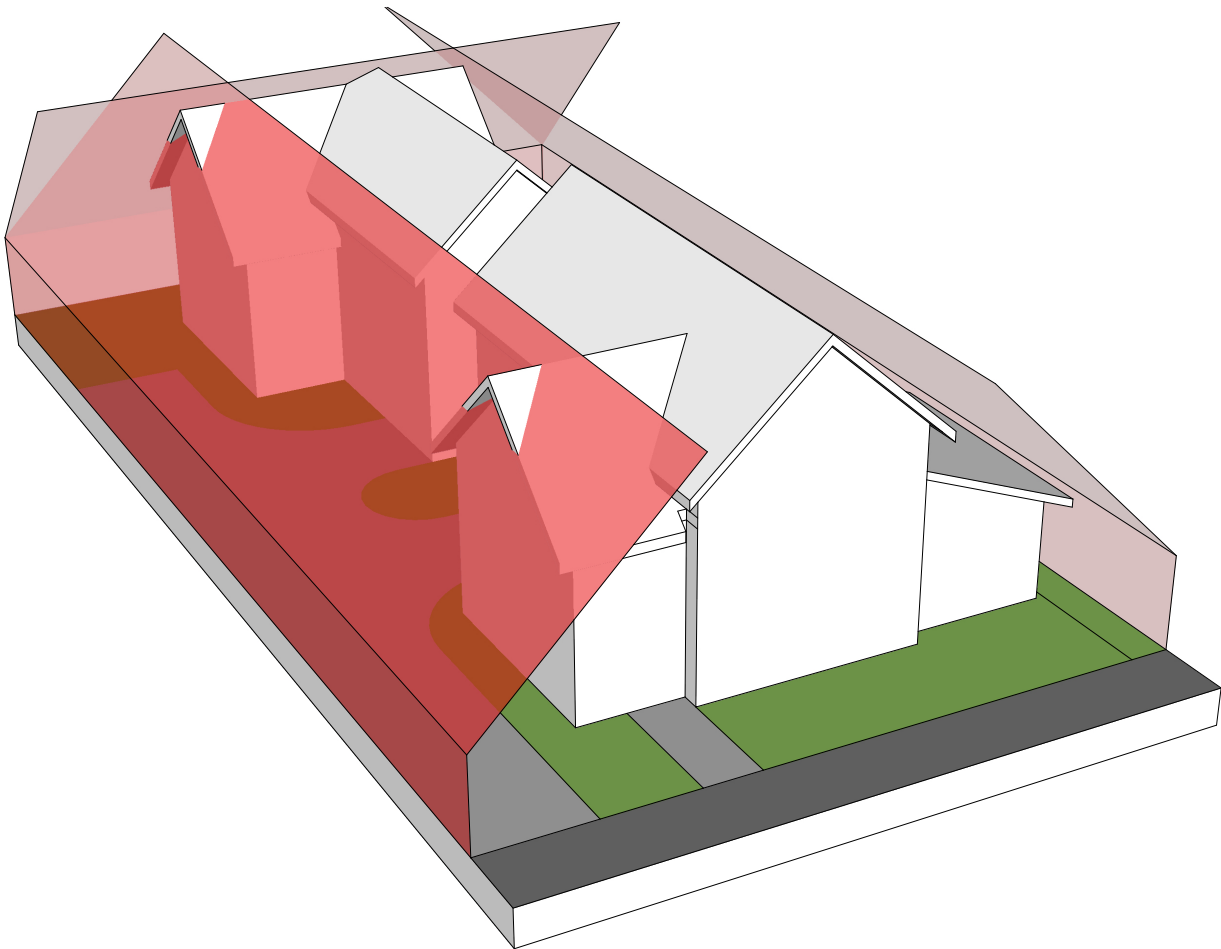
- Test your potential building coverage by applying the other standards such as daylight, outlook space, landscaping etc.
- Make sure you have enough space for your outdoor living areas.
- Start to consider your roof line at this point.
- Both buildings are included in the building coverage percentage.



MAXIMUM
40%
BUILDING
COVERAGE
ON THE SITE

6

CHECK YOUR HEIGHT STANDARDS



MAKE SURE YOUR BUILDING FITS WITHIN THE HEIGHT STANDARDS

- Check your height standards. Is your building under the maximum height for your zone?
- Check your building envelope - does your building sit within the Height in Relation to Boundary controls, or do you need to alter the building form a bit?

7

FINALISE YOUR BUILDING COVERAGE



MAKE SURE YOU'VE COVERED ALL YOUR BASES

Check that you have allowed enough space for:

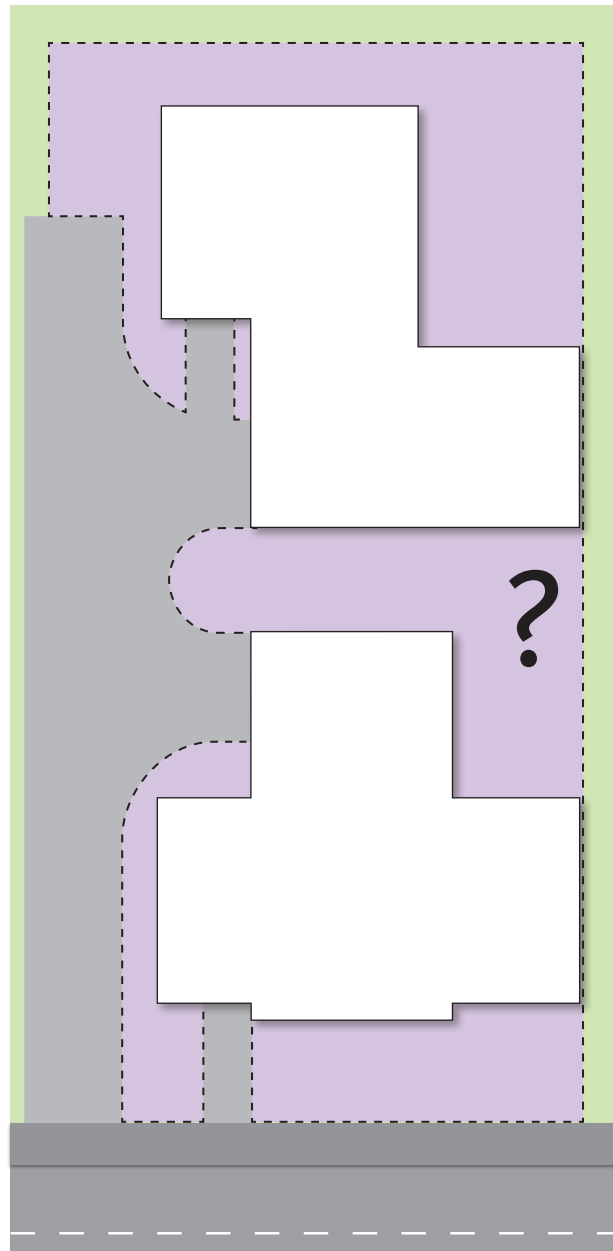
- Outdoor Living Spaces
- Daylight standards between your buildings
- Driveway and parking spaces
- Outlook from your habitable rooms - because what your bedroom and living areas look out over is important!

Do any of these factors affect your building coverage?



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PLAN THE REST OF YOUR SITE

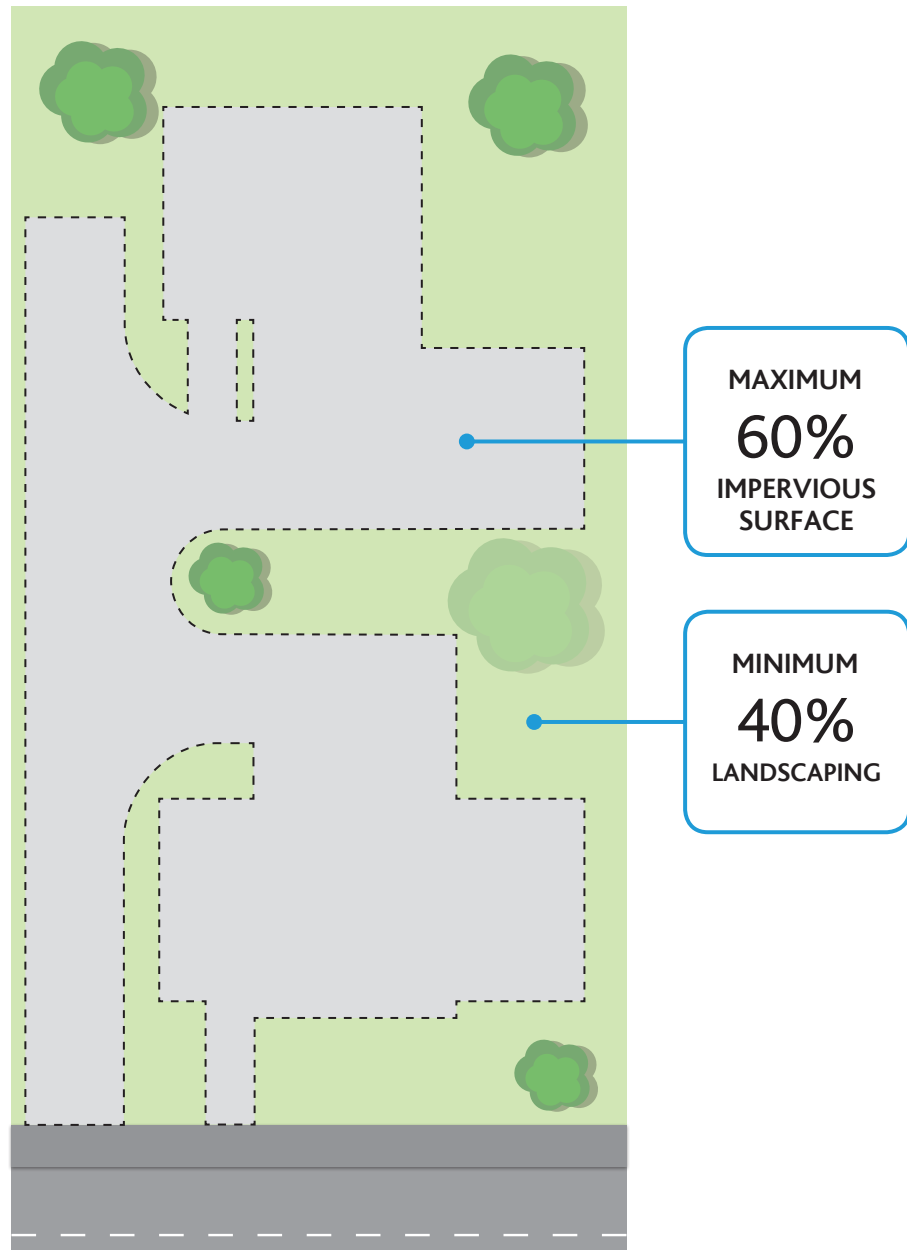


HOW WILL YOU USE THESE AREAS?

- Will you have lawn? Vege gardens? Paved outdoor space? A deck? A pool?
- Remember at least 40% of the site must be landscaped and permeable, including 50% of the front yard
- Consider your access to sunlight - where are your sunny and shaded areas going to be?

9

CHECK YOUR PERMEABILITY



MAKE SURE YOU'VE COVERED ALL YOUR BASES

Your site cannot have more than 60% impervious surfaces - check the Easy Guide for a list of things that can improve your permeability.

At the same time, at least 40% of your site must be landscaped, and contain plants, trees and grass. While 40% is the minimum, and you may want to consider increasing your landscaped area, as it can add more value to your site, and make your property nicer to live in.

10

ONCE YOU'VE COVERED ALL THESE....



YOU HAVE YOUR FINAL BUILDING ENVELOPE!

You have your final building envelope for two permitted detached houses in the Mixed Housing Suburban Zone.

This shows how to achieve two side-orientated houses, on a front and rear lot.

At this stage, you are ready to start developing a more detailed design in preparation for applying for building or resource consent.



* Can't fit your development into the building envelope? You may still be able to build on your site, but you will have to apply for resource consent as well as building consent. Call Auckland Council to find out more.

YOU MAY ALSO BE INTERESTED IN....

UNDERSTAND THE RULES

Use the Easy Guide to the Unitary Plan to get your head around the residential standards for permitted developments. This guide covers the core standards you must meet to build a permitted development, in plain English with easy to follow diagrams.

WORKED EXAMPLES

The Worked Examples showcase designs that align with the Unitary Plan, to give you clarity around what a great design could look like under the new rules.

DESIGN GUIDES

Delve into the residential design guides to expand your knowledge of how to deliver great value for your project.

These non-statutory guides are based on international best practice standards. Currently the Design Manual has guides for:

- Detached Housing
- Terraces
- Apartments
- Mixed Use developments

Find these great resources at www.aucklanddesignmanual.co.nz

The logo consists of three stylized letters: 'A', 'D', and 'M'. The 'A' is a simple triangle with a horizontal bar. The 'D' is a semi-circle on the right side. The 'M' is a square with a downward-pointing triangle inside it.

**AUCKLAND
DESIGN MANUAL**
TE PUKA WHAKATAIRANGA I A TĀMAKI MAKĀURAU