



# R3 | Residential Design Element Garages

## Overview

As housing densities increase, houses often become narrower, while garage widths remain unchanged. If not managed properly, garages and driveways can begin to dominate suburban streetscapes. This can detract from the look and feel of a street, discouraging walking and a sense of community.

There are a number of ways to minimise the prominence of garages and driveways on streets (or shared driveways), while still providing for the safe movement and parking of cars.

## Purpose

This Residential Design Element is a non-statutory design guide created to assist developers, designers and planners achieve policy outcomes under the Auckland Unitary Plan (AUP). This guide provides assistance in achieving the following AUP policies:

Single House Zone Policies	Mixed Housing Suburban Zone Policies	Mixed Housing Urban Zone Policies	Terrace Housing & Apartment Buildings Zone Policies
H3.3(3)(c)	H4.3(3)(c)	H5.3(3)(c)	H6.3(3)(c)

Find more Design Elements at [www.aucklanddesignmanual.co.nz](http://www.aucklanddesignmanual.co.nz)

# Design Principles

## 1.0 Garage Placement

- A.** Garage doors should be setback a minimum of 5.5m from a site's front boundary, this ensures that any car parked in front of the garage does not hang over the public footpath.
- B.** Garage doors should generally be set back a minimum of 0.5m from the front facade of the house. This helps make the habitable rooms of a house more visually prominent than the garage.
- C.** For developments involving multiple dwellings, consider providing vehicle access from a rear service lane, this avoids creating a series of garages and vehicle crossings on to the street.

## 2.0 Garage Design

- A.** A garage should be no more than half the width of the street elevation of the house. This design principle also applies to shared driveways serving more than 10 dwellings (if the principal pedestrian entrance to dwellings is accessed from the driveway).
- B.** Large garage doors can present a visually blank frontage when viewed from the street. Consider ways in which the design of garage doors can provide visual interest while remaining in keeping with the design and character of the dwelling. This could include dividing double garage doors into two single garage doors, and/or the use of various design elements such as windows, smaller scale panels and changes in materials or colour.

## 3.0 Front Yard Design

- A.** Maintain clear visibility to the road and footpath from driveways. This ensures vehicles exiting a site are able to see passing pedestrians, including children. Keeping fencing below 1.2m in height or visually transparent near driveways can help with this.
- B.** It is recommended that at least 50% of the front yard is soft landscaping and is separated from vehicle areas. More information on this is contained in Design Element R1 - Front Yard Landscaping.

## Getting it Right



The dominance of this garage has been reduced by setting it back from the front facade of the house, and configuring it as two single garage doors. A clearly defined pedestrian entrance to the front door and front yard reduces potential conflict between vehicles and people.



The garage door completely dominates the building, presenting a blank frontage to the street.



This garage is not set back sufficiently from the front boundary to allow space for a car to park in front of the garage. This results in the vehicle overhanging the footpath, obstructing the safe and easy passage of pedestrians.



When garage makes up less than 50% of the width of the front elevation it allows space for street facing glazing, a front door, and an attractively landscaped front yard.

## JUST ONE OF MANY USEFUL GUIDES....

### UNDERSTAND THE RULES

Auckland's planning standards explained in plain English with easy to follow diagrams.

### UNITARY PLAN DESIGN ELEMENTS

Helping you meet the policies of the Auckland Unitary Plan while also achieving elements of good design.

### DESIGN GUIDES

Add value and improve the quality of your development. Our international best practice guides will show you how to achieve better design outcomes.

### CASE STUDIES

Outstanding developments from Auckland and around the world. Learn from the best and take inspiration for your next project.

Find these great resources at [www.aucklanddesignmanual.co.nz](http://www.aucklanddesignmanual.co.nz)