



EXAMPLE DESIGN 4

FOURTEEN TERRACE HOMES

Mixed Housing Urban Zone
34.5m Wide Site

AUCKLAND
DESIGN MANUAL

context
Architects

Auckland
Council

Introduction

Your guide to designing good quality terrace housing on a 34.5m wide site.

Designing terrace housing for Auckland's existing 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.

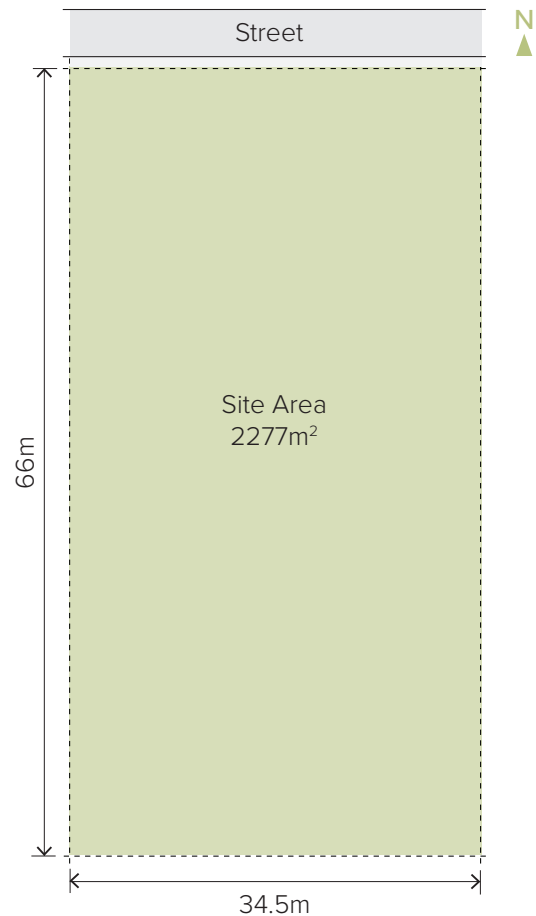
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This example design features

- ✓ **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 Urban

Development Yield
Minimum of 14 terrace homes
(3x 3 bedroom & 11x 4 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
45%

Minimum Landscape Coverage
35%

Yard Setbacks
2.5m front + 1m side & rear boundary setbacks

Principal Outlook Space
6m deep x 4m wide

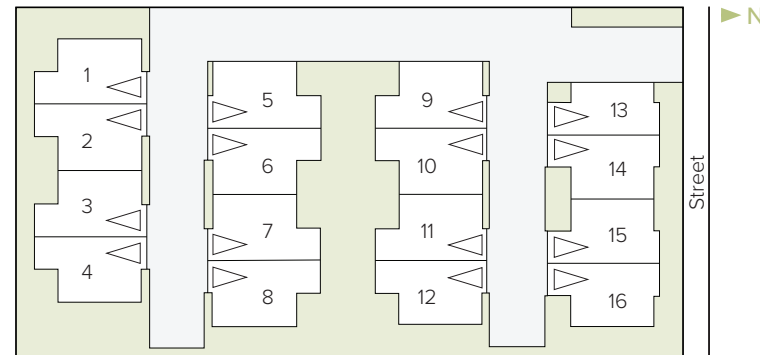
Outdoor Living Space
20m² per dwelling

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

Site Layout Options

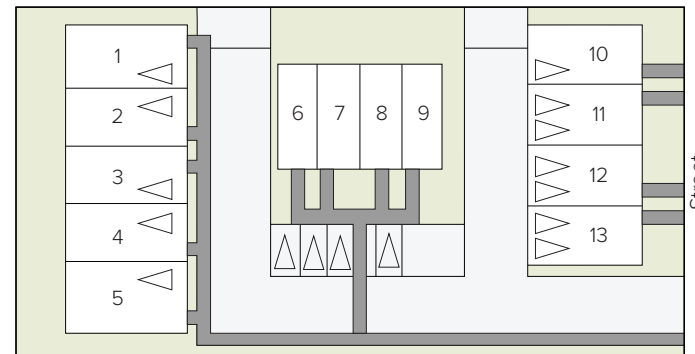
Option 1

- ✓ Front dwellings face out over the street
- ✓ Highest number of dwellings
- ✗ Small outdoor living spaces
- ✗ Outlook & landscaping coverage rules not met
- ✗ Poor pedestrian access, safety & wayfinding



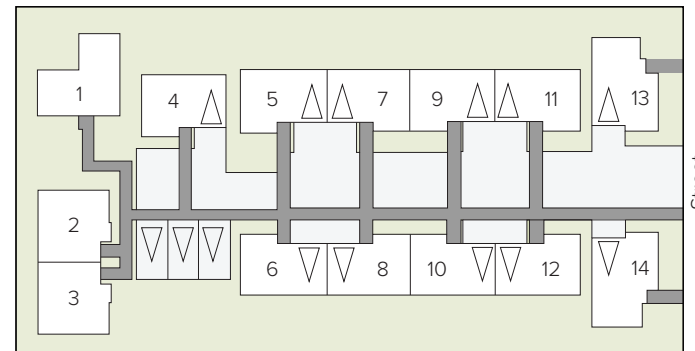
Option 2

- ✓ Front dwellings are accessed from & face over the street
- ✓ Clear & direct pedestrian access
- ✗ Lowest number of dwellings
- ✗ Vehicle access & parking is not space efficient
- ✗ South facing private outdoor spaces



Option 3

- ✓ Front dwellings are accessed from and face over the street
- ✓ Access & parking is space efficient
- ✓ Well sized, sunny outdoor living spaces
- ✓ Clear & safe pedestrian access



Preferred Site Layout (Option 3)



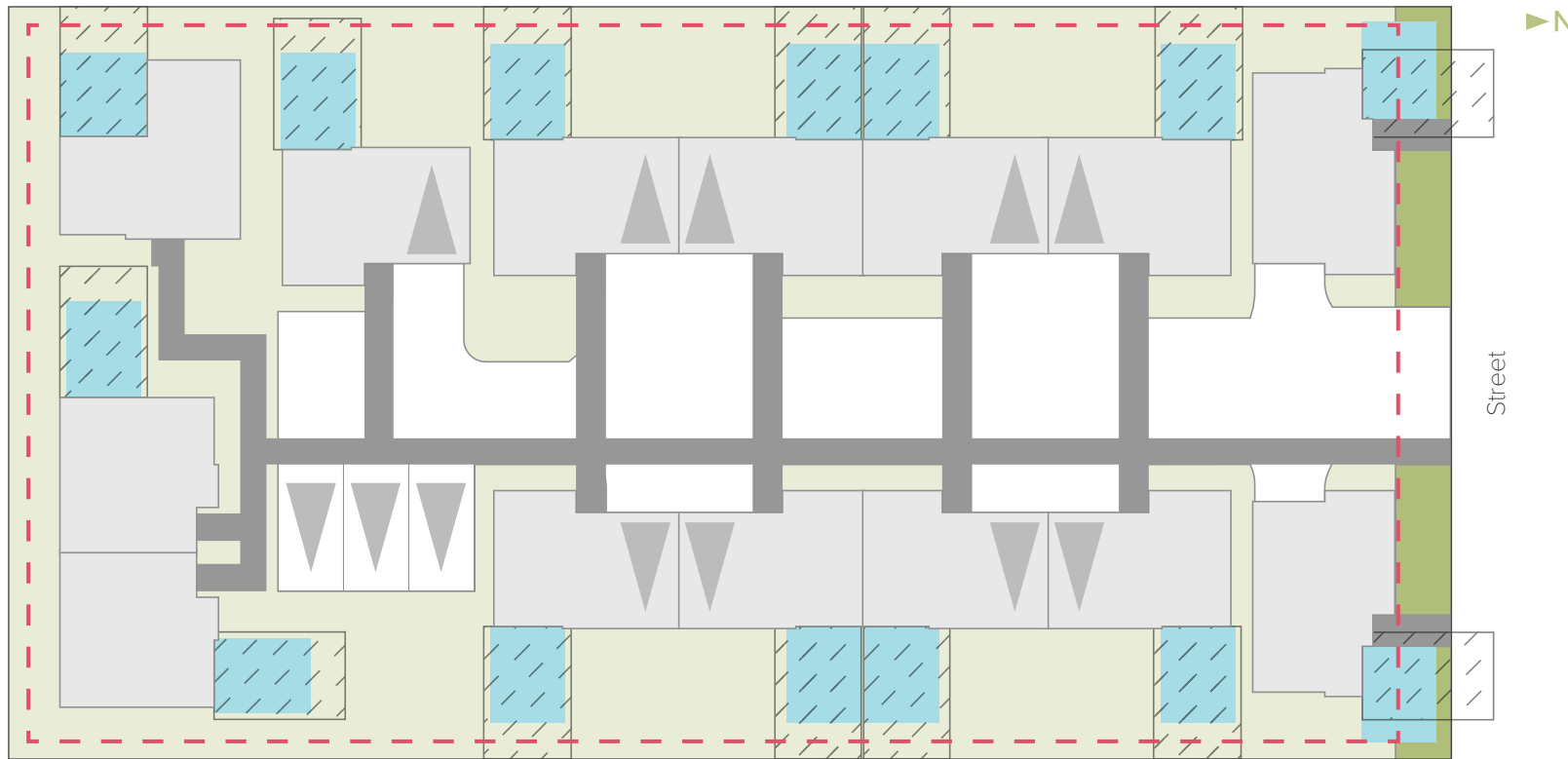
Preferred Site Layout (Option 3)



Preferred Site Layout (Option 3)



Site Planning Compliance



32% building coverage (max 45%)

46% landscape coverage (min 35%)

80% front yard landscaping (min 50%)

Building setbacks - 1m side & rear boundary + 2.5m street boundary

20m² minimum outdoor living space

4m wide x 6m primary outlook area

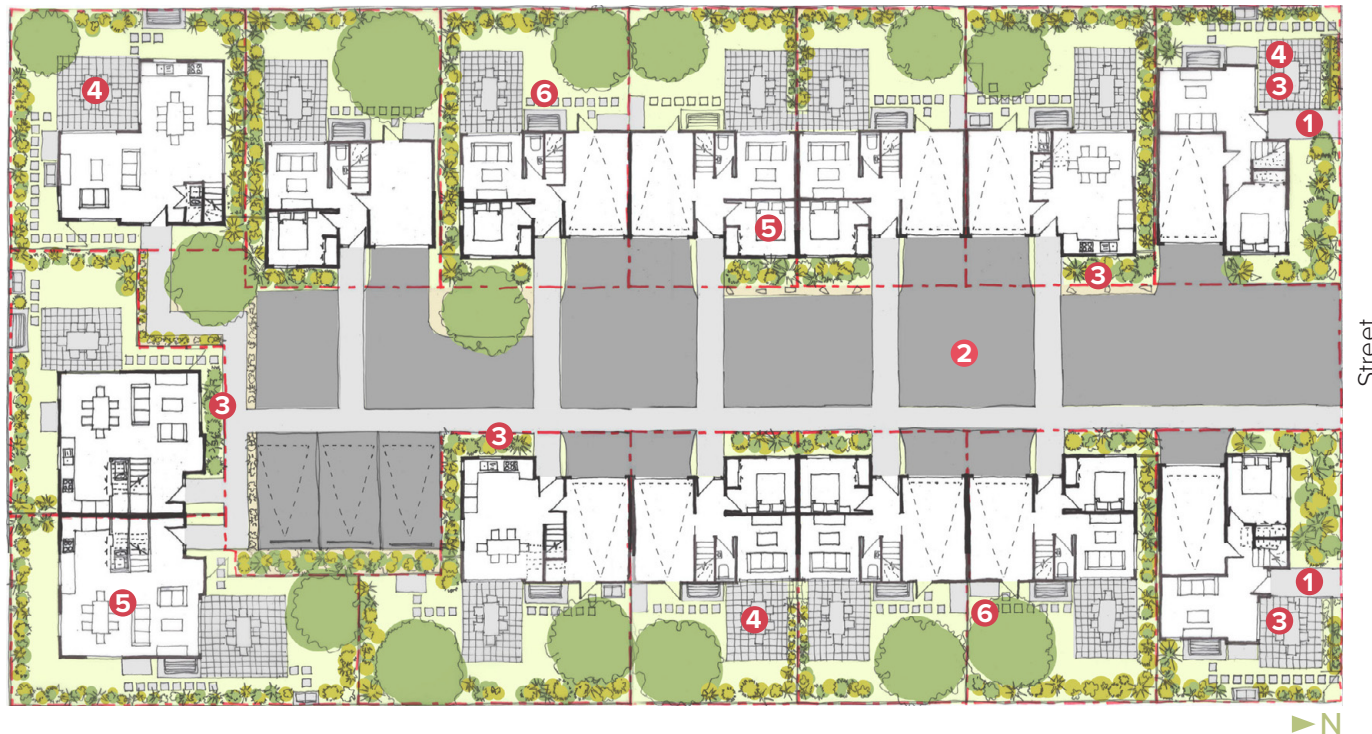
Clear & legible pedestrian access

Car park

Driveway

Design Details

Site Design



1 Homes are located at the front of the site and address the street.
 These homes have windows and doors that face onto the street and an attractively landscaped front yard. This contributes to creating a safe and attractive neighbourhood.

2 The driveway has the characteristics of a well-designed street.
 Driveways serving a large number of homes should have the same features as a well-designed street. Clear, safe pedestrian access should be provided and homes should face onto the driveway, with attractively landscaped front yards, clearly identifiable front entrances and unobtrusive parking.

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 co-located with the principle outlook planning control to create a sense of spaciousness.

5 Dwellings have well dimensioned rooms & 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 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 attractiveness of a development and the safety of the surrounding neighbourhood.

These areas are also the public face of the development and will contribute to important first impressions formed by potential buyers and visitors.

- 1 Homes are designed to face the street.**
Homes are located at the front of the site, with larger windows and a front door that face onto the street. This creates a more attractive neighbourhood. Because residents “keep an eye” on the street every time they look out their window these homes also contribute towards creating a safer neighbourhood.
- 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 Frequently used living rooms are located on the ground floor and have clear views of the street.**
This helps to create safer streets & homes. Take care to ensure that planting and fencing do not block these important views to the street.

- 4 Safe driveways.**
Fencing and planting are kept low near driveway entrances. This makes it easier for vehicles leaving the site to see pedestrians on the footpath, reducing the risk of injury or death.

Access, Parking & Communal Areas

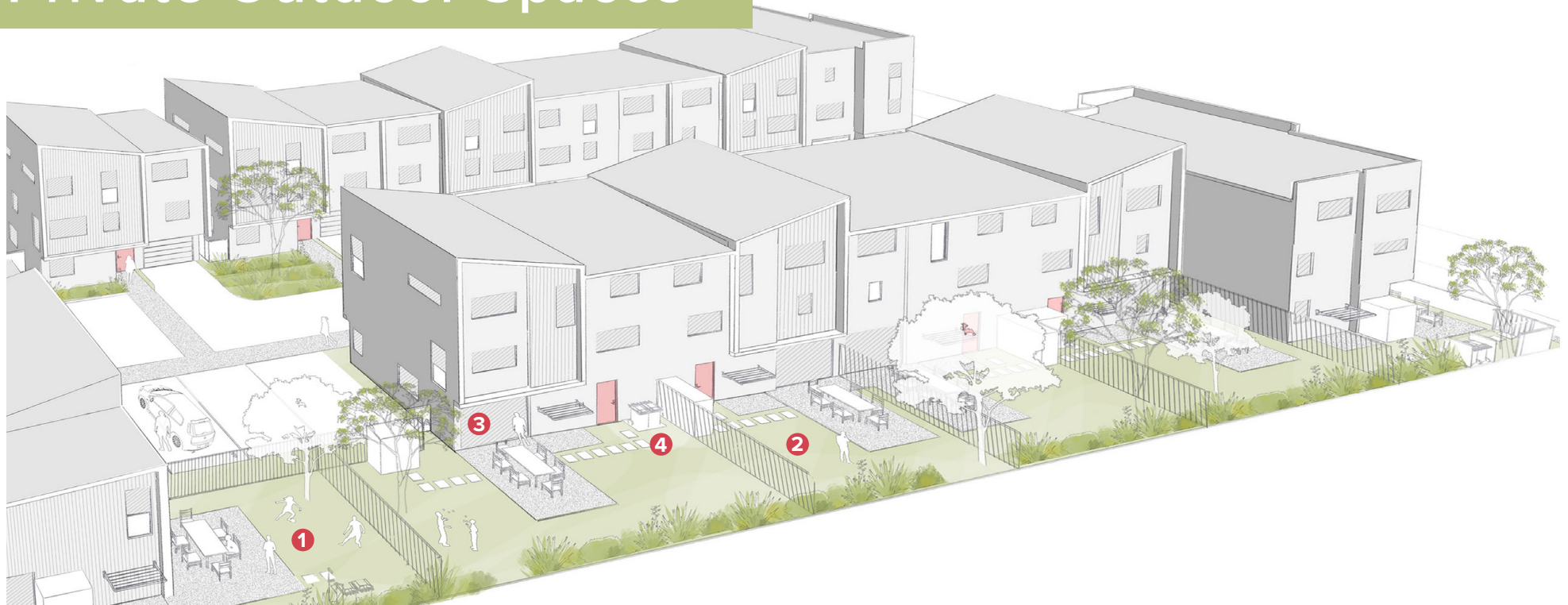


Car access & parking have a large impact on the safety, attractiveness and functionality of higher density developments.

When a driveway serves a large number of homes it plays a similar role to a street. The design of a driveway should therefore exhibit the same features as a well-designed street.

- 1 Safe and clear pedestrian paths connect homes to the street.**
Paths should be clearly distinguished from driveways through differences in colour and/or materials. For safety and security paths should have clear lines of sight and be highly visible from surrounding homes.
- 2 Parking pads are concealed from the view of the street.**
Parking is located behind buildings to screen it from the view of the street.
- 3 Garages are visually unobtrusive.**
Garage doors are recessed behind the front of building elevations and designed to match the appearance of the building. This makes them less visually prominent.
- 4 Landscaping improves the attractiveness of the development.**
Landscaping strips also physically separate homes from driveways and pedestrian paths, helping to provide privacy for residents. Where practical landscaping should include larger trees, alongside shrubs and ground cover.

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 heavily shaded areas.

- 2** Ground floor outdoor spaces feel private and spacious.

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

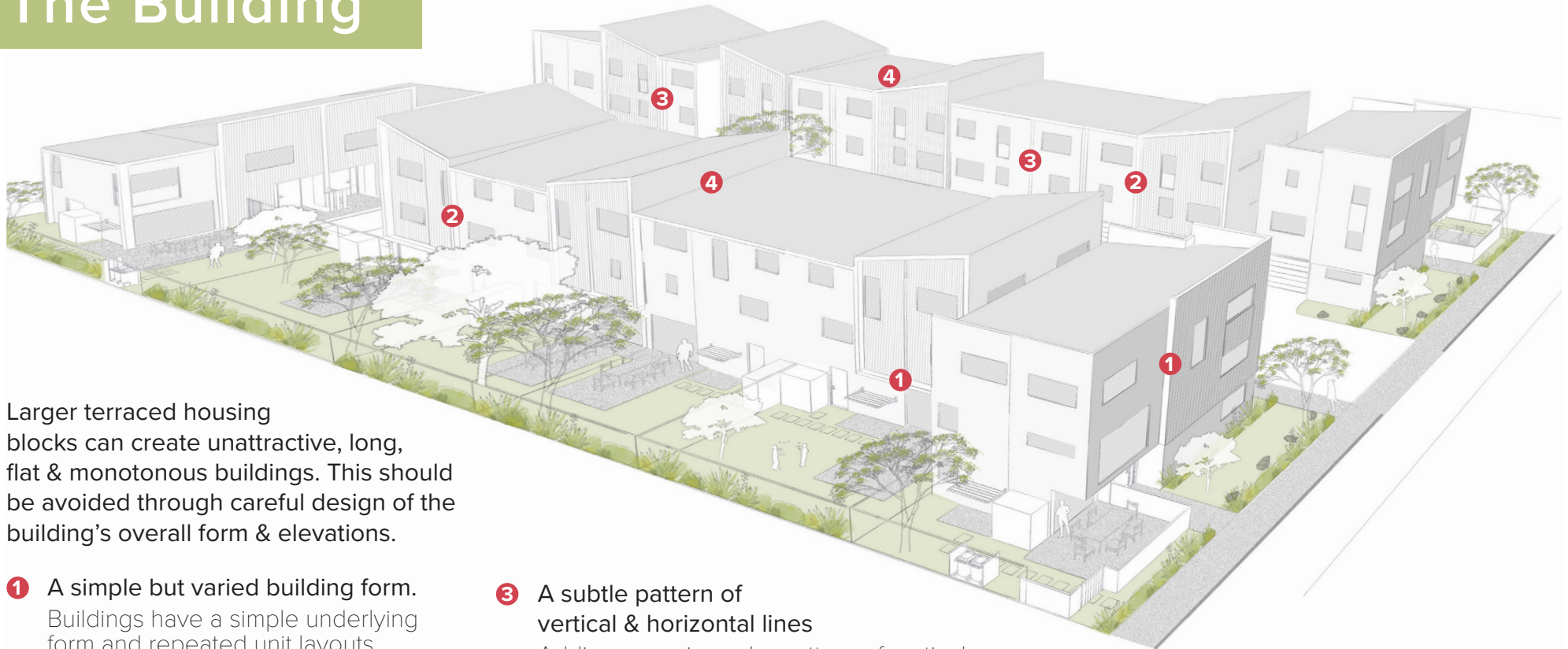
- 3** Every private outdoor space connects directly to a dining or living room.

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

- 4** Private outdoor areas are attractive & functional spaces.

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

The Building



Larger terraced housing blocks can create unattractive, long, flat & monotonous buildings. This should be avoided through careful design of the building's overall form & elevations.

1 A simple but varied building form.

Buildings have a simple underlying form and repeated unit layouts. However, careful design of rooflines & elevations ensure that buildings read as a rich & varied collection of individual homes rather than large, monotonous blocks.

2 Variation in cladding

Variation in cladding materials and colours helps breakup long, flat elevations and emphasises individual homes. 2-3 cladding materials/colours often provides a good level of variation without overcomplicating elevations.

3 A subtle pattern of vertical & horizontal lines

Adding a semi-regular pattern of vertical lines to long buildings can visually break up their length and help the building to appear as a collection of unique individual homes. In this example internal walls are extruded beyond the exterior cladding to create vertical lines.

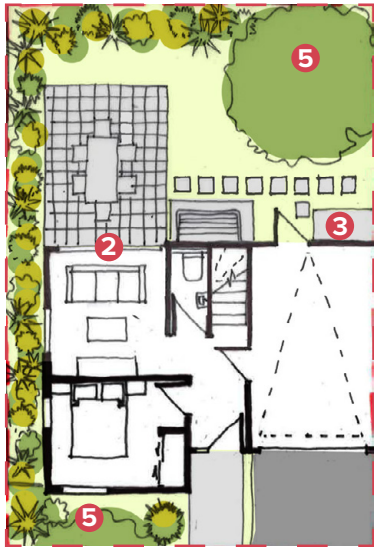
Semi-regular spacing & vertical alignment of the outer edges of doors and windows also creates a less noticeable, but effective sense of vertical lines. Horizontal alignment of the tops of windows and doors help create an orderly design.

4 A simple but varied roof form.

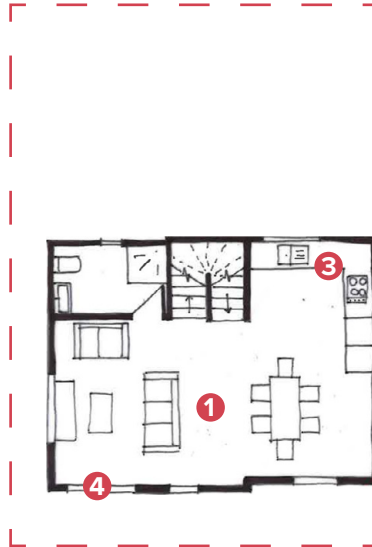
Simple roof forms often work best. Roof pitch, materials and depth of overhangs are all important roof design considerations.

In this development the roof form is used to break up the mass of the building and further define individual homes. Monopitch roofs are utilised, with changes in roof pitch occurring at points that reflect the internal layout and division of homes.

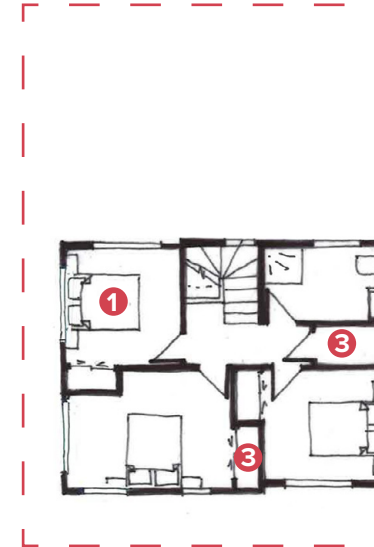
Building Function



Ground Floor



First Floor



Second Floor

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

1 Spacious, usable room sizes

Dining and living rooms should be sized to comfortably accommodate all the residents of a home and provide a sense of spaciousness. A minimum width of 3.8m for these rooms helps to achieve this. 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 a communal living/dining 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 secure outdoor lockers or sheds provide storage for household essentials, gardening tools, 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 and windows are openable, allowing for natural ventilation.

5 Landscaping

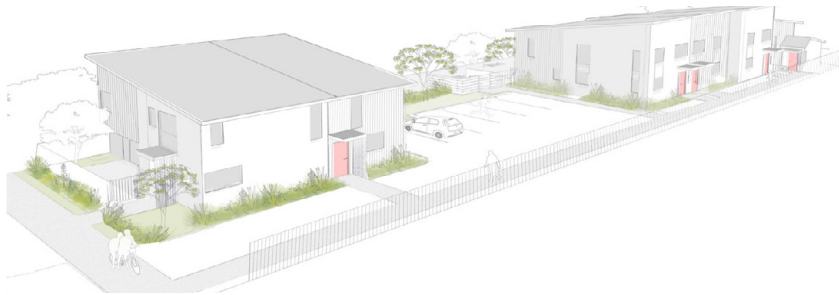
Generous planting is included throughout, including large trees where possible. Plants are selected based upon the growing conditions, shading impacts, final size at maturity and ongoing maintenance requirements.

**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



16 Apartments

Mixed Housing Urban Zone
18m Wide Site



38 Apartments

Terraced Housing & Apartment Buildings Zone
35m Wide Site



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