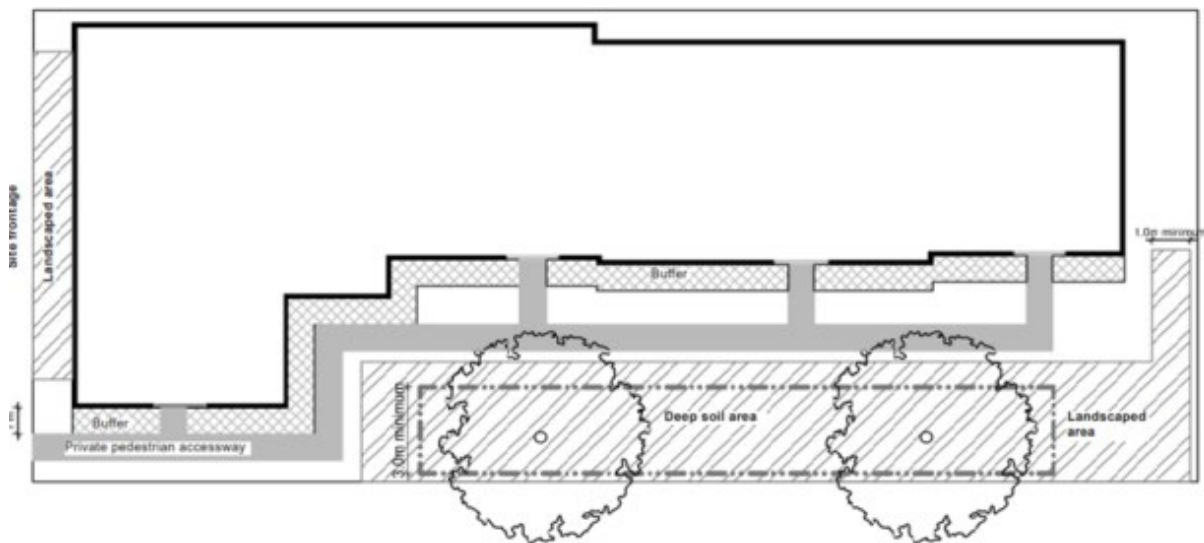


PC78 Learning Summary

Topic: Proposed Additional Residential Zone Amenity Standards



1. Proposed Additional Residential Zone Amenity Standards

Auckland Council have proposed additional residential zone amenity standards to be complied with under [Plan Change 78](#). These are **not** 'density standards' as defined in [Schedule 3A](#), Part 1 of the RMA.

These new amenity standards are proposed in the Residential – Mixed Housing Urban (MHU) and Residential – Terrace Housing and Apartment Buildings (THAB) zones:

1. Deep soil area and canopy tree;
2. Safety and privacy buffer from private pedestrian vehicle accessways; and
3. Residential waste management.

See Appendix 1 for the proposed wording of these standards. The new standards also have proposed special information requirements that would be located at the end of each zone chapter.

2. What activities are these standards proposed to apply to?

These new standards are proposed to apply to the following activities in MHU and THAB. See the footnotes for further explanatory detail.

Deep soil and canopy tree	Safety and privacy buffer from private pedestrian vehicle accessways	Residential waste management
All proposed dwellings, including internal and external alterations, and where new accessory buildings are proposed	All proposed dwellings, including internal and external alterations	All proposed dwellings except one dwelling per site subject to SEA Overlay
Integrated residential development	Integrated residential development (THAB only)	
Supported residential care ¹	Supported residential care ²	
Boarding houses ³	Boarding houses ⁴	
Visitor accommodation ⁵	Visitor accommodation ⁶	
Care centres		
Community facilities		
Healthcare facilities up to 200m ² gross floor area per site		

¹ Proposed to apply for up to and more than 10 people per site in THAB, but only up to 10 people per site in MHU. It is unclear whether this is an error in PC78.

² As per 1 above. Note that the wording of the proposed standard refers to 'dwellings' and therefore in its current proposed form, would not likely apply to this activity, even though it is listed as a core standard.

³ As per 1 above.

⁴ As per 1 and 2 above.

⁵ As per 1 above.

⁶ As per 1 and 2 above.

3. Do these standards apply to current proposals for development?

- These additional standards **do not have immediate legal effect** for any of the activities listed above.
- A proposal for new residential units (dwellings) that complies with all the density standards as set out in Schedule 3A, Part 2, but not these additional proposed standards, can still occur as a permitted activity at this time. This will remain subject to other requirements, such as that the proposal is not in a new residential zone and not in a qualifying matter area.

4. Summary

- Plan Change 78 proposes additional amenity standards in addition to the density standards that are required to be incorporated into the Auckland Unitary Plan.
- These additional amenity standards do not have immediate legal effect. An applicant is not required to design their proposal to comply with these standards at this time.
- A proposal that complies with the 'density standards' introduced via the Medium Density Residential Standards in [Schedule 3A](#), Part 2 of the RMA may still be established as a permitted activity, subject to not being within a qualifying matter area or a new residential zone.

Interested in learning more about resource management, or have a plan change that you're interested in learning more about?

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Note that this learning summary is intended as guidance only. See [our website](#) for a full disclaimer.

Appendix 1

Residential – Mixed Housing Urban Zone

H5.6.19 Deep soil area and canopy tree

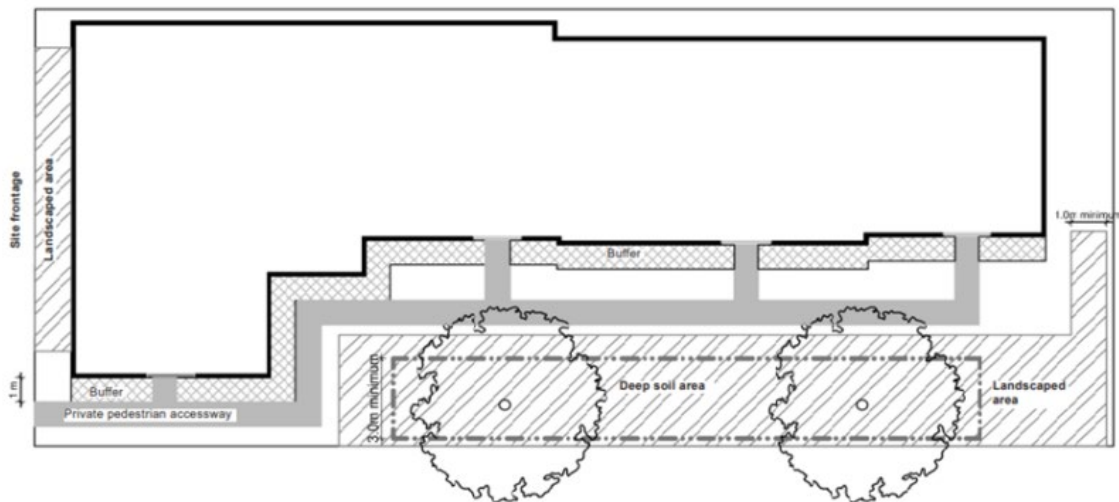
Purpose: To build resilience to climate change effects through provision of deep soil areas that support canopy trees, which assist in removing carbon, reducing urban heat island effects and enabling the infiltration of stormwater.

- (1) Any site greater than 200m² must provide a deep soil area that must comply with the following:
 - (a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m dimensions;
 - (b) Except that sites 1,200m² or greater may have more than 1 deep soil area provided that:
 - (i) each deep soil area is a minimum of 60m² with 3m dimensions; and
 - (ii) the combined total deep soil area is a minimum 10 per cent of the site area;
 - (c) Deep soil areas must not be provided in private outdoor living spaces but can be provided as part of communal outdoor living spaces and landscaped areas as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer; and
 - (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H5.6.19.1 Minimum requirements for canopy trees; and
- (2) Trees required by H5.6.19(1) can be existing canopy trees or new canopy trees in accordance with Table H5.9(3).

Table H5.6.19.1 Minimum requirements for canopy trees

<u>Site Area (prior to development or re-development)</u>	<u>Minimum canopy tree requirements</u>
<u>200m² – 600m²</u>	<u>1 small canopy tree per 200m² of site</u>
<u>601m² – 1,500m²</u>	<u>1 medium canopy tree per 300m² of site</u>
<u>1,501m² or more</u>	<u>1 large canopy tree or 2 medium canopy trees per 500m² of site</u>

Figure H5.6.19.1 Example of the Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer



H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways

Purpose: to provide a reasonable standard of safety and privacy for ground floor dwellings located adjacent to pedestrian and vehicle accessways.

- (1) A minimum 1m buffer area must be provided between a dwelling and private pedestrian and/or vehicle accessways as shown in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer above.
- (2) The buffer area must be:
 - (a) free of buildings, parking spaces, servicing and manoeuvring areas.
 - (b) planted with shrubs or ground cover plants.

H5.6.21 Residential waste management

Purpose: To provide accessible on-site storage space for waste bins and safe vehicle access for the collection of waste (refuse, recyclables and food scraps) for dwellings.

- (1) On-site waste storage using individual or communal waste bins must be provided as follows:
 - (a) Where individual bins are used, a total storage space of 1.4m² per dwelling.
 - (b) Where communal bins are used, the total storage space provided must be calculated in accordance with the Auckland Council's Solid Waste Calculator.

- (c) The location of bins must:
 - (i) be visually screened from within the site, from the street and/or adjacent sites.
 - (ii) not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2)
 - (iii) be accessible for collectors and residents with a minimum on-site footpath width of 1.35m; and
 - (v) provide lighting (refer to Lighting E24.6.2) between storage locations and collection points.
- (2) Where kerbside collection is used, there must be kerbside space of at least 1m per dwelling, contained within the road frontage of the site without impeding the public footpath. Developments that cannot comply with this will instead need to comply with H5.6.21(3) and either H5.6.21(4) or (5).
- (3) Four or more dwellings using a private collection service must provide a waste management and minimisation plan.
- (4) Where on-site collection of individual waste bins is used, there must be a space of at least 1m² per dwelling in an accessible location for the collection vehicle for collection of individual bins from shared driveways within the site.
- (5) Where on-site collection of communal waste bins is used, there must be an accessible location for collection of communal bins by a collection vehicle within the site.
- (6) A waste management and minimisation plan must be provided and implemented for 10 or more dwellings.

Residential – Terrace Housing and Apartment Building Zone

H6.6.20. Deep soil area and canopy tree

Purpose: To build resilience to climate change effects through provision of deep soil areas that support canopy trees, which assist in removing carbon, reducing urban heat island effects and enabling the infiltration of stormwater.

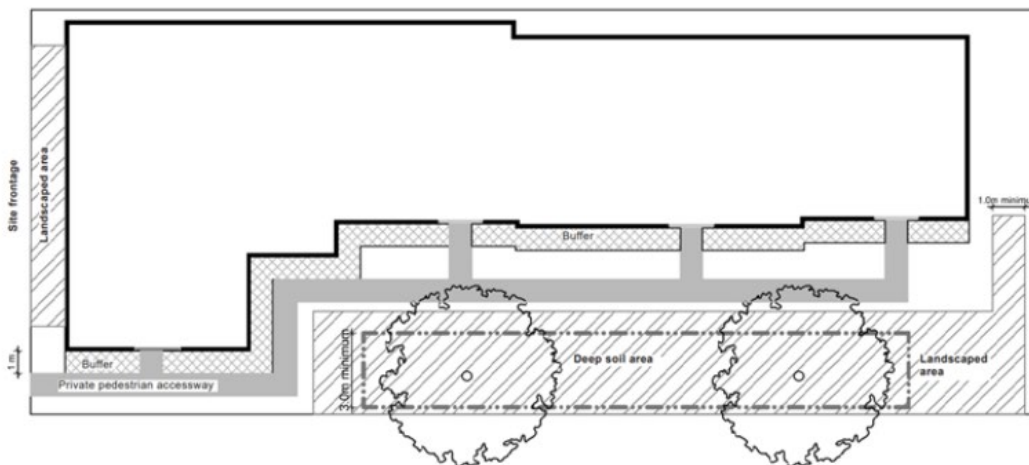
- (1) Any sites greater than 200m² must provide a deep soil area that must comply with the following:
 - (a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m dimensions;
 - (b) Except that sites 1,200m² or greater may have more than 1 deep soil area provided that:
 - (i) each deep soil area is a minimum of 60m² with 3m dimensions; and
 - (ii) the combined total deep soil area is a minimum 10 per cent of the site area;

- (c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure H6.6.20.1 Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer below; and
 - (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; and
- (2) Trees required by H6.6.20(1) can be existing canopy trees or new canopy trees in accordance with Table H6.9(3).

Table H6.6.20.1 Minimum requirements for canopy trees on sites prior to development or re-development

<u>Site Area (prior to development or re-development)</u>	<u>Minimum canopy tree requirements</u>
<u>200m² – 600m²</u>	<u>1 small canopy tree per 200m² of site</u>
<u>601m² – 1,500m²</u>	<u>1 medium canopy tree per 300m² of site</u>
<u>1,501m² or more</u>	<u>1 large canopy tree or 2 medium canopy trees per 500m² of site</u>

Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer



H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways

Purpose: to provide a reasonable standard of safety and privacy for ground floor dwellings located adjacent to pedestrian and vehicle accessways.

- (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways as shown above in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer.
- (2) The buffer area must be:
 - (a) free of buildings, parking spaces, servicing and manoeuvring areas.
 - (b) planted with shrubs or ground cover plants.

H6.6.22. Residential waste management

Purpose: To provide accessible on-site storage space for waste bins and safe vehicle access for the collection of waste (refuse, recyclables and food scraps) for dwellings.

- (1) On-site waste storage using individual or communal waste bins must be provided as follows:
 - (a) Where individual bins are used, a total storage space of 1.4m² per dwelling
 - (b) Where communal bins are used, the total storage space provided must be calculated in accordance with the Auckland Council's Solid Waste Calculator.
 - (c) The location of bins must:
 - (i) be visually screened from within the site, from the street and/or adjacent sites.
 - (ii) not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2)
 - (iii) be accessible for collectors and residents with a minimum on-site footpath width of 1.35m; and
 - (v) provide lighting (refer to Lighting E24.6.2) between storage locations and collection points.
- (2) Where kerbside collection is used, there must be kerbside space of at least 1m per dwelling, contained within the road frontage of the site without impeding the public footpath. Developments that cannot comply with this will instead need to comply with H6.6.22(3) and either H6.6.22(4) or (5).
- (3) Four or more dwellings using a private collection service must provide a waste management and minimisation plan.
- (4) Where on-site collection of individual waste bins is used, there must be a space of at least 1m² per dwelling in an accessible location for the collection vehicle for collection of individual bins from shared driveways within the site.
- (5) Where on-site collection of communal waste bins is used, there must be an accessible location for collection of communal bins by a collection vehicle within the site.
- (6) A waste management and minimisation plan must be provided and implemented for 10 or more dwellings.