

Practice and Guidance Note

Waste Management for Residential Developments

Assessing waste collection and storage requirements for dwelling developments within residential zones under the Auckland Unitary Plan (Operative in Part):

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1 Introduction

For the purposes of this Practice and Guidance note (PGN), the term 'waste' specifically addresses domestic waste streams consisting of refuse, recyclables, food scraps and at times, inorganic materials. Other waste generated by households, such as hazardous waste and textile waste, are not included.

Auckland Council, as a Unitary Authority, manages the effects of the use and development of land under section 31 (Territorial) of the Resource Management Act 1991 (RMA). Waste should be adequately planned and provided for in the development of land so that the associated effects are managed. Developments should be designed to include the necessary facilities for waste separation and storage and to allow for safe and efficient collection. The location and design of waste storage areas is also an important consideration in terms of the visual appearance of a development.

This PGN:

- sets out the waste related provisions applicable to residential developments as included in various chapters of the [Auckland Unitary Plan \(Operative in Part\)](#) (AUP (OP)); and
- provides guidance on the waste related considerations and information required for proposals for residential developments within residential zones under AUP (OP).

Key AUP (OP) References:

Chapter E Auckland-wide

- [E27 Transport](#)

Chapter H Zones

- [H1 Residential – Large Lot Zone](#)
- [H2 Residential – Rural and Coastal Settlement Zone](#)
- [H3 Residential – Single House Zone](#)
- [H3A Residential – Low Density Residential Zone](#)
- [H4 Residential – Mixed Housing Suburban Zone](#)
- [H5 Residential – Mixed Housing Urban Zone](#)
- [H6 Residential – Terrace Housing and Apartment Buildings Zone](#)

Other guidance, tools and requirements:

- The [Waste Management and Minimisation Bylaw 2019](#) includes requirements for the design and ongoing use of residential developments. These requirements are referred to throughout this PGN and are also incorporated in the Waste Management Plan Template for Residential Developments.
- The [Waste Management Plan Template](#) for Residential Developments provides guidance on the waste related information to be submitted where required with resource consent applications and can be found on the Auckland Design Manual.
- Clause G15 Solid Waste of the [New Zealand Building Code](#) includes requirements for the design of residential developments. These requirements are referred to throughout this PGN and are also incorporated in the Waste Management Plan Template for Residential Developments.
- The [Residential Design Element - Design for Waste](#) includes design advice to assist developers, designers and planners achieve better outcomes. It is recommended that this document is read alongside this PGN as it includes specific design advice to be incorporated into proposed developments.
- The [Solid Waste Calculator](#) should be used to determine the necessary waste facilities required for a development. The calculator is available on the [Auckland Design Manual](#) and provides further guidance and tips on waste plans, developer guidelines and sample specifications.

Auckland aspires to be Zero Waste by 2040, taking care of people and the environment, and turning waste into resources

[Auckland Waste Minimisation and Management Plan 2018](#)

2 Strategic direction for Auckland's waste

Waste management is an essential service. The council holds responsibility for providing waste services in accordance with the [Local Government Act 2002](#). One of these services includes waste collection from residential properties. To provide this service, residential developments should be designed to enable a council collection to occur.

Auckland Council also has a responsibility to promote waste management and minimisation under the [Waste Minimisation Act 2008](#). Waste collection from residential sites plays a crucial role in achieving Auckland's waste minimisation goals

and targets. The reduction of domestic waste collected by the council is identified as a key priority for Auckland. Through providing a collection service to residential sites, the council can implement waste minimisation initiatives and encourage waste minimising behaviours in the homes of Aucklanders to successfully reduce domestic kerbside refuse.

3 Waste provisions in the AUP (OP)

3.1 How is waste provided for in the residential zones?

Large Lot, Rural and Coastal Settlement, Low Density Residential Zone and Single House Zones

The purpose of these residential zones is to maintain and manage lower density areas and therefore standards such as site size, building coverage and outdoor space generally ensure that there is adequate space and screening for bin storage and kerb space for standard collection. The provisions that relate to waste management include objectives and policies which refer to amenity, infrastructure constraints and providing useable outdoor space.

Mixed Housing Suburban (MHS), Mixed Housing Urban (MHU) Zones

Both the [MHS](#) and [MHU](#) zones provide for intensification with the key difference being the MHU providing for slightly higher intensity developments through standards such as the height of permitted buildings.

The construction and use of up to 3 dwellings per site can be undertaken as a permitted activity in the MHS and MHU zones. Standards specified in table H4.4.1 and H5.4.1 respectively such as building height, height in relation to boundary, building coverage and outdoor living space must be complied with for these developments to be permitted. These standards generally ensure that there is adequate space for waste storage on site, however it is important that waste storage and collection is still considered and provided for by developers in proposals for developments of this scale.

Proposals for 4 or more dwellings per site in these zones are a restricted discretionary activity and will need to be assessed against the relevant matters of discretion and assessment criteria. Both zones include specific waste-related

assessment criteria¹ that require the council to assess whether developments provide the necessary waste collection and recycling facilities in locations that are conveniently accessible and screened from streets and public open spaces.

Terrace Housing and Apartment Building (THAB) Zone

The [THAB zone](#) provides for high intensity terraced-housing and apartment developments.

Proposals for dwellings in this zone will need to be assessed against the relevant matters of discretion and assessment criteria. This includes the specific waste related assessment criteria² that require the council to assess whether developments involving dwellings to provide the necessary waste collection and recycling facilities in locations that are conveniently accessible and screened from streets and public open spaces.

3.2 What needs to be considered for other residential activities?

The residential zones include provision for other residential activities such as visitor accommodation and retirement villages. Waste management for these activities should also be considered and provided for in any new proposals. Waste management for these activities is likely to differ from that of proposals for new dwellings. The [Solid Waste Calculator](#) should be used to estimate the approximate amount of waste generated on site and the required bins, collection frequency and other requirements.

3.3 How does Chapter E27 Transport relate to waste?

[Chapter E27](#) aims to support and manage the effects on the operation and development of an integrated transport network. This chapter includes provisions relating to parking, loading and access that must be considered, including when designing and providing for the proposed waste management for a development.

If a development proposes a collection service that would require a waste collection truck to enter and exit the site, then the proposal must demonstrate how this will be achieved safely as required under standard E27.6.3.3. Access and manoeuvring.

Where resource consent is required, tracking curves showing this access must be provided with the application.³

¹ H4.8.2(2)(f)(iv) for MHS, and H5.8.2(2)(e)(iv) for MHU

² H6.8.2(2)(k) for THAB

³ In accordance with [RTS 18 – New Zealand on road tracking curves for heavy vehicles 2007](#)

If the AUP (OP) provides a discretion to consider traffic effects for any particular proposal, the applicant may need to provide an assessment prepared by a suitably qualified and experienced traffic engineer that addresses the potential waste collection effects on the adjacent transport network. The safety aspects of the proposed on-site collection may also need to be addressed in any waste management plan.

4 Waste types, separation and storage

4.1 Residential waste types and separation

To reduce the amount of waste that Aucklanders send to landfill, residential waste must be separated into three main types – recycling, food scraps and refuse. This allows for each waste type to be collected and processed appropriately. Proposals for new developments should provide necessary facilities to ensure that waste is separated appropriately, stored, and then collected for disposal or processing.

4.2 Storage

Storage space for waste bins should be provided for in the proposed design of any new development. Waste storage space will be impacted by the bin sizes, the frequency and method of waste collection. The bin sizes and frequency of collection will be dependent on the council kerbside collection service offered in the respective area of the development. The [Auckland Council Website](#) provides further information on rubbish and recycling bin options for different areas within Auckland. The individually owned bins will need to be stored on the proposed site and screened from public view. The storage spaces should be appropriately designed and depicted on any site plans where resource consent is required.

If a development proposes a communal collection service, the [Solid Waste Calculator](#) should be utilised to determine the necessary waste storage requirements. The calculator works by calculating the size and number of bins required based on the proposed size and typology of the development and the proposed collection frequency. The calculator will calculate the required size of the waste room or communal storage area based on the number of bins, the collection frequency and the required additional space for bin use and manoeuvring.

The communal storage areas are required to have taps for hygiene purposes as well as adequate ventilation and lighting so that they are safe to use. This is a requirement of Clause 15 Solid Waste of the [New Zealand Building Code](#). Information pertaining to the maintenance and management of the areas will also need to be considered and included in the proposal.

5 Collection frequency and methods

It is important that waste collection is considered in the design phase of the development so that it is provided for in the final plans. The waste collection method and frequency of a development will be influenced by the proposed building typology, the accessibility of the site and will impact the overall site design of the development. If the collection method is not carefully considered prior to the development, this could result in health and safety issues, adverse traffic effects and effects on the overall functionality of the site for future occupants.

5.1 Collection Frequency

The waste collection frequency will depend on the bin sizes and the proposed size and typology of the development. The frequency of collection should be minimised as much as possible whilst still catering to the needs of the development. This helps to promote waste minimisation behaviour and minimises the additional effects on traffic, amenity and health and safety that multiple collection days or times can cause.

If a development proposes to receive a standard council collection, the collection frequency and bin size available will depend on the area that the development is located in. The [Auckland Council Website](#) provides further information on rubbish and recycling bin options and charges for different options.

If the development proposes to use a private collection service, the [Solid Waste Calculator](#) should be used to determine the size of the food scraps, recycling and refuse bins required for the development. The volume of the bins required is based on the proposed density of the site and the estimated volume of waste (as determined by the calculator) which will be produced by the occupants. The calculator also provides guidance on which sized bins should be used on site and determines the storage space required based on this.

5.2 Kerbside collection

Kerbside collection is the standard collection method for residential developments and includes each dwelling owning individual waste bins where the occupants are responsible for wheeling their bins to the kerb for the council to collect on a specified collection day. This requires sufficient space on the kerb, storage space for the bins on site, and an unobstructed pathway for the occupants to be able to wheel waste bins from the storage area to the kerb with ease.

If a development is to be serviced using a kerbside collection and the proposal includes construction or alteration of the roading or accessways to the site, the

proposal will also need to demonstrate that a waste collection truck can safely access and collect waste from the kerb.

5.3 Collection points

Collection points are designated areas for occupants to place their bins on collection days. Collection points should only be used if a waste collection truck cannot access the kerb space directly outside of the developments, for example, if the accessway is too narrow or does not provide space for the waste collection truck to turn around.

This methodology has similar requirements and considerations as kerbside collections, however, it differs in that the bins are wheeled to the dedicated area rather than collected from directly in front of the site. Collection points can be considered on a case-by-case basis and need to be agreed with the council or the service provider to ensure that they are in a suitable area.

Other aspects that should be addressed if a collection point is proposed include the accessibility of the collection point, the distance and pathway for the bins to be wheeled and how other effects such as vermin, litter and illegal dumping can be mitigated.

5.4 Communal collection

Communal collection is common for high intensity developments, specifically for apartment buildings, and includes a designated waste storage area located within the site which either stores smaller individual bins or larger communal bins. Waste is collected directly from the waste storage area. This involves a waste collection truck entering the site, collecting the waste and then exiting the site. In some instances, bins will be moved from the storage area to a more appropriate location for collection. This will be agreed on by the collection service provider and is usually managed by a body corporate or residents society.

If the proposed development is an apartment building, then it may be more suitable to provide communal waste bins in a waste room and a communal collection due to limitations around onsite storage space and/or space on the kerb for individually owned bins. It is important to note that to access the communal waste room or space, residents should not be required to carry waste further than 30m⁴ in distance from their place of residence.

⁴ [New Zealand Building Code](#) Clause G15 Solid Waste Acceptable Solution G15/AS1.

6 Waste collection services

Resource consent applications for new developments (4 or more dwellings in MHS or MHU zones, or any dwellings in the THAB zone) must specify whether the site will receive a council collection service or a private collection service. However, regardless of the choice made by the applicant the future occupants of the proposed development must have the ability to choose their waste collection service provider during their occupation of the development. Most residential properties are entitled to a standard council collection service as they pay for this service through property rates and therefore new developments should be designed to enable a council collection service. Regardless of who the specified service provider is at the proposal stage, the development should still comply with relevant AUP (OP) provisions (including any relevant resource consent and conditions) and take into consideration the [Solid Waste Calculator](#) and the [Residential Design Element – Design for Waste](#).

The agreement between a private waste collection service provider and the developer or the future owner(s) of the development is independent of the council and must not impact the resource consent application. The waste management plan and other information submitted with the resource consent application must apply to the entire site and must provide flexibility and allow for any future changes to the service provider. A consent holder must not be locked into using any specific service provider through a resource consent or its conditions.

6.1 Who can provide a waste collection service?

Auckland Council provides waste collection services. For many residential sites, waste collection service charges are included in rates for the property. There are also private waste management companies that can provide waste collection services. Waste collectors and operators of waste management facilities must obtain an approval⁵ from Auckland Council in accordance with the [Waste Management and Minimisation Bylaw 2019](#). Information on approvals can be found on the [Auckland Council Website](#).

6.2 What services can Auckland Council offer?

A standard Auckland Council service includes individually owned bins for recycling, refuse, and food scraps, and a kerbside collection service. The frequency and collection days differ across the region. Bins are stored on site and occupants are responsible for wheeling bins to the kerb for collection on the set collection days. The

⁵ Subpart 2 – Waste industry responsibilities for disposed of or discarded material, Part 2, [Waste Management and Minimisation Bylaw 2019](#)

council is working to standardise its waste services across the region, however, currently variability does exist from area to area. Information on the standard services available in different areas can be found on the [Auckland Council Website](#).

New developments should be designed to enable a standard Auckland Council service. For developments that cannot meet this requirement due to certain site constraints, a non-standard council service may be able to be provided.

6.3 Conditions must allow for changes to service provider

A development's waste management plan must not be supplier specific. Waste management plans and information may be prepared by a private waste management supplier and may specify that the proposed waste collection service will be initially provided by a private waste management supplier. However, this should not mandate that the development continue to receive the service from the specified supplier. Resource consent conditions must not prevent future occupants from changing the waste collection service provider, whether that is to be a council or private service.

7 Waste management plans and information requirements

7.1 When is a waste management plan required?

New residential developments of 4 or more dwelling in MHS, MHU, and of any number of dwellings in THAB should consider how waste will be managed and be designed to provide for this. Information on the proposed waste management for the new development such as storage and collection methods, should be submitted with resource consent applications for these developments. It is recommended that this information is included in a waste management plan. The level of detail required in the waste management plan will depend on the size and complexity of the development.

Waste management information and plans are required to ensure that waste storage and collection has been adequately provided for in the proposal. This information is required to assess the proposal against relevant waste and transport provisions such as those under the residential zones ([Chapters H4](#), [H5](#) and [H6](#)) and within [Chapter E27 Transport](#).

The waste management plan and information may be prepared by a private waste management company. However, the waste management plan must not require the development to use a specified provider as this is out of scope of the resource consent.

7.2 What information should be included in a Waste Management Plan (where required)?

Information relating to waste for proposed residential development should be submitted with the resource consent application in the form of a Waste Management Plan (WMP).

The waste related information required will depend on the size and complexity of the proposal, however, it should address all relevant matters in the above sections, and be sufficient to enable an assessment against the applicable matter of discretion and associated waste-related assessment criteria in the AUP (OP) for the residential zones. To assist applicants in the preparation of an WMP, the council has provided guidance in the form of a [Residential Waste Management Plan Template](#) which can be found on the Auckland Design Manual.