



R8 | Residential Design Element Site Amenities

Overview

Residential amenities, such as letterboxes, storage spaces, and clothes lines, are practical features of a development. Their inclusion and design can have a significant impact on resident’s daily lives.

All developments should provide essential amenities. These should integrate into the development in a functional and attractive manner.

Purpose

This 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 and assessment criteria:

	Mixed Housing Suburban Zone	Mixed Housing Urban Zone Policies	Terrace Housing & Apartment Buildings Zone
Policies	H4.3(5)(b) H4.3(10)	H5.3(5)(b) H5.3(10)	H6.3(6) H6.3(10)
Assessment Criteria	H4.8.2(2)(f)(iii)	H5.8.2(2)(e)(i)	

1.0 Storage

1.1 Overview

Storage is an essential, yet commonly overlooked amenity. A lack of storage can create inconvenience and clutter for residents. It can also result in items being stored in highly visible outdoor areas, such as balconies and yards. This can detract from the look and feel (i.e. amenity) of a development and its surrounding neighbourhood.

1.2 Minimum Storage Sizes

Storage space should increase with the number of people a dwelling is designed to accommodate. The storage volumes below are additional to any storage space provided in hot water cupboards, wardrobes and kitchen cupboards.

No of Bedrooms	Indoor Storage	External Garden Storage*
Studio	1.5m ³	0.5m ³
1	2m ³	0.5m ³
2	3m ³	0.5m ³
3	4m ³	0.5m ³
4	5m ³	0.5m ³

* If a dwelling has a ground level outdoor space

For the Terraced Housing & Apartment Buildings Zone there is no storage assessment criteria, however the above guidance can be used when assessing proposals against policies H6.3(6) & (10).



Outdoor storage sheds should be located outside of outlook and outdoor living spaces and designed to fit in with the look of the development.

1.3 Storage Types & Location

Provide a range of storage to match residents' varied storage needs.

A. Short Term Storage

Easily accessible internal storage for regularly used items such as vacuum cleaners and linen.

Acceptable short term storage solutions include:

- built in cupboards
- built in closets or storage rooms

B. Long Term Storage

For less regularly used items such as sporting equipment and luggage.

Acceptable longer term storage solutions include:

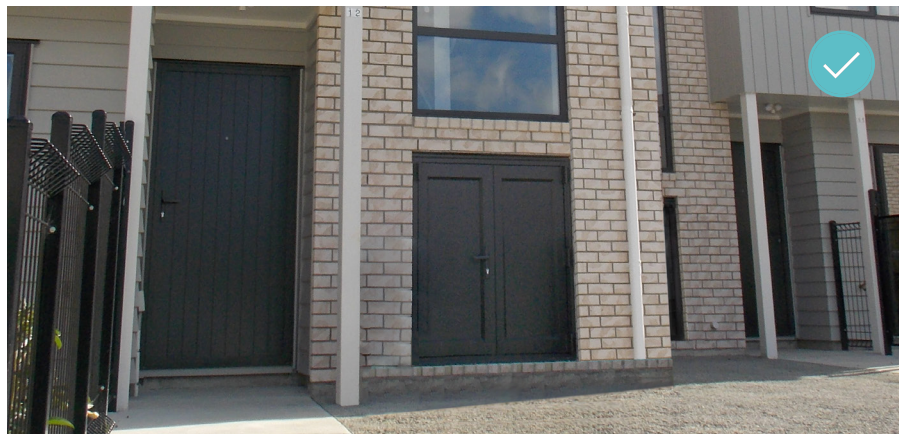
- attic storage (with easy and safe access)
- storage space within a garage (additional to any space required for vehicles, laundry facilities and required circulation space)
- basement storage
- lockable outdoor storage sheds within rear yards
- communal storage facilities

C. Outdoor Storage

For items such as gardening equipment, lawnmowers, tools and bicycles.

Acceptable outdoor storage solutions include:

- storage space within a garage (additional to any space required for vehicles, laundry facilities and required circulation space)
- lockable outdoor storage sheds within rear yards
- lockable externally accessible built in storage
- communal storage facilities



An externally accessible storage locker is created by using redundant space beneath an internal staircase.

1.4 Storage Design

A. All Storage

All storage should be secure, weatherproof and conveniently accessible to occupants.

B. Communal Storage

Communal storage facilities should be easily accessible, lockable and safe for occupants to use (i.e. well lit and subject to passive surveillance).

C. Outdoor Storage

- i. The design of external storage sheds/lockers or similar should be considered as part of the overall site design and should complement the design of the dwelling.
- ii. Be aware that for storage sheds greater than 1.5m in height Auckland Unitary Plan yard setback and outlook standards will apply.
- iii. Outdoor storage sheds should be located outside of required Unitary Plan outdoor living and outlook spaces.
- iv. For dwellings with lawns, outdoor storage should be designed to accommodate a lawn mower and located to allow easy mower access to all grassed areas.



A storage shed is provided in a rear service lane. The shed is attractively designed, lockable and weather tight.

2.0 Clotheslines

2.1 Overview

Drying clothes indoors releases large amounts of moisture, contributing to damp, unhealthy homes. While outdoor clotheslines are not a requirement of the Auckland Unitary Plan, where possible they should be provided for every dwelling.

2.2 Design

- A. Where possible and practicable provide each dwelling with its own separate outdoor clothesline.
- B. Clotheslines should be screened from public view.
- C. For upper storey living and apartments, incorporate the clothesline into the balcony design with appropriate screening.
- D. If located within a nominated outdoor living space, the clothesline should be retractable or foldaway to enable full use of the outdoor space.



If balconies are the only outdoor space available for clothes drying then a clothesline that is screened from public view should be provided.



Washing lines located in outdoor living spaces should be retractable or foldaway to ensure the space is usable when washing is not being dried.

3.0 Letterboxes

3.1 Overview

Letterboxes are essential for mail delivery services and provide highly visible street numbering for visitors, delivery services and emergency vehicles. When the letterboxes of multiple dwellings are located together, the design of letterboxes can impact streetscape character.

3.2 Location

- A. For stand-alone and terraced homes letterboxes should be located on the street frontage where possible and be clearly visible and accessible.

Where letterboxes are not able to be located on the street frontage, clear street numbering should still be provided.

3.3 Design

- A. Letterboxes should be integrated into the overall design of the development. This is especially important for multi-unit developments, where a larger number of co-located letterboxes can detract from the look and feel of a development and the surrounding street.
- B. Letterboxes located on accessways serving multiple dwellings should provide an area separated from vehicles to allow pedestrians safe access to their letterboxes.



Letterboxes are attractively integrated into the development, with letterbox numbers clearly visible to mail delivery services and visitors.

4.0 Heating, Stormwater & Gas Utilities

4.1 Overview

Where a development provides stormwater detention tanks, heat pumps, air conditioning units or other utilities, their location and design can affect the look and functioning of a development.

4.2 Location

- A. Heat pumps, air conditioning units, water heaters and water tanks should be located outside of required outdoor living space. This is to ensure the usability of these spaces is maintained and is particularly important for balcony areas.
- B. Tanks, heat pumps and air conditioning units should be located outside of front yards, outlook spaces and any place they are visible from public areas.

4.3 Resource Consent Applications

- A. The location of any external heating or cooling units and water tanks should be clearly shown on plans submitted for resource consent.



Utilities have not been integrated into the design of the site, detracting from the streetscape and what would otherwise be an attractive development .

5.0 Bike Parking

5.1 Overview

Bicycle parking is required for residential developments of 20+ dwellings (AUP Standard E27.6.2(6)) and is a recommended consideration for medium to higher density developments. The location and design of bicycle parking should make cycling as easy and convenient as possible for residents and visitors.

5.2 Size & Location

- A. Bicycle parking should be considered early in the design process, as the space needed to accommodate bicycles can be significant.
- B. Bicycle parking and storage should be conveniently and accessibly located to encourage opportunities for cycling. As a rule bicycle parking should be at least as easy to access as vehicle parking.

5.2 Design

- A. Bicycle parking should be attractively integrated into the overall design of the development and should be managed to ensure it remains clean and functional.
- B. Bicycle parking should be provided that does not require users to lift or drag their bicycle.
- C. Bicycle parking and storage should be safe, secure and separated from vehicle manoeuvring areas.
- D. Bicycle parking should be sheltered from rain.



Secure, easily accessible bike parking is provided. Additional bicycle parking that doesn't require bicycles to be lifted should be provided for ebikes and less physically able cyclists.

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