

Auckland City Operative District Plan (Central Area Section 2004)

Plan modification No.2: plan change under Section 73 of the Resource Management Act 1991

Operative 13 March 2009

PART 5 Activities: Urban Design Control and Residential Amenity Control

Amend the Auckland City Operative District Plan (Central Area Section 2004) and insert the following:

1. **Insert Issues (l) and (m) to clause “3.4.2 A Quality Environment as follows”:**
 - “(l) Opportunity to encourage high quality urban design which reflects the specific topographical, heritage, public open space and streetscape characteristics of the Central Area and which appropriately enhances the relationship between buildings, streets and other public open spaces.
 - (m) Risk of the proliferation of low quality design, including apartment development with inappropriately sized and located internal living space with limited daylight access and low amenity outlook.”
2. **Insert the words “an attractive,” prior to the word “healthy” in objective “3.5.1 A Quality Environment.”**
3. **Insert new policies 3.5.1 (i) and (j) as follows:**
 - “(i) By encouraging a high quality residential environment through appropriately sized and located internal living spaces with adequate external outlook space.
 - (j) By promoting excellence and diversity in architecture and encouraging high quality urban design directed at enhancing the relationship of buildings with public open space and having regard to the significant heritage elements and built form of existing scheduled heritage buildings.”
4. **Insert new clauses 3.8.1(j) and (k) as follows:**
 - “(j) A high quality environment exhibiting good urban design, residential amenity and quality open spaces.
 - (k) A diverse and vibrant environment which provides a good standard of amenity for building occupants.”
5. **Insert clause “5.2.6 Urban Design and Residential Amenity” as follows:**

The Plan makes provision for buildings to be developed throughout the Central Area subject to compliance with development controls. To ensure that the most is made of building opportunity within the Central Area, a ‘designed based’ approach has been taken with all building development and redevelopment required to be assessed against design assessment criteria. There are five key components to these criteria being:

- i) Building design should be of high quality, showing creativity, and responsiveness to the local context in a way that contributes to the identity of Auckland at every scale including the appearance of the CBD from outside the Central Area, the CBD skyline, streets, neighbourhoods and Quarters/Precincts;
- ii) Attractive, active and safe streets and public open spaces, which create a sense of community;
- iii) Adaptable building form, encouraging the reuse and conversion of building spaces overtime;
- iv) Sustainable building and site design which takes a long term view of energy and storm water efficiency.
- v) Adequate internal and external amenity for building occupants, which provides the opportunity for outlook, daylight access and sufficient internal living space for future residents.

6. Insert the following text after the words “over time” in the second line of clause 5.3 Anticipated Environmental Results”

“to a high level of urban design, quality residential development and”

7. Insert rule 5.5.3 as follows:

Urban Design Control

In addition to the activities provided for under 5.5.1, the following activities shall apply to the Central Area with the exception of the Public Open Space Precincts (Part 14.2), Transport Corridor Precinct (Part 14.3), Queen Street Valley Precinct (Part 14.4), Aotea Precinct (Part 14.5), Britomart Precinct (Part 14.6), Viaduct Harbour Precinct (Part 14.7), Port Precinct (Part 14.8), Western Reclamation Precinct (Part 14.9), Victoria Quarter (Part 14.10), Tertiary Education Precinct (Part 14.12) and Quay Park Precinct (Part 14.13):

Activity	Consent Required
<ul style="list-style-type: none"> i) The erection of any new building; and ii) The external alteration or addition to any existing building (other than a heritage building scheduled under Part 10 of the Plan), excluding minor 	Restricted Discretionary

<p>cosmetic alterations or repairs which do not change the design and appearance of the existing building and signs and billboards regulated by the Auckland City Consolidated Bylaw 1998 or its successor.</p>	
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Note: Scheduled Heritage Buildings

Alterations or additions to any buildings which are listed on the Heritage Schedule are subject to the obtaining of any necessary resource consents under Part 10-Heritage. Consultation with, or consent from the NZHPT may also be required.

8. Insert Specific Activities: Additional Assessment Criteria 5.6.3.1(d) as follows:

- d) The erection of any new building or external alteration or addition to any existing building requiring restricted discretionary activity consent under rule 5.5.3.**

Any proposal for the erection of any new building or external alteration or addition to any existing building shall be assessed against the following criteria where relevant:

Note: For the avoidance of doubt, the following criteria are not “design guidelines” in terms of clause 27B.1.2(h)(ii) of the Auckland City Consolidated Bylaw 1998 or its successor.

1. CBD Wide Context, Street and Public Open Space Frontages

General Design Principles

- a) Building design should be of high quality, showing creativity and responsiveness to the local context in a way that contributes to the identity of the Central Area at every scale including the appearance of the CBD from outside the Central Area, the CBD skyline, streets, neighbourhoods and Quarters/Precincts.
- b) Buildings shall address and align to the street boundary to a height appropriate to define and enclose the street. However, minor modulation and variance of the frontage layout, such as recessed pedestrian entrances and windows, is acceptable to avoid architectural monotony provided that the overall continuity of the frontage is not compromised.
- c) The rhythm and scale of architectural features, fenestration, finishes and colour should harmonise with and complement the streetscape, particularly where this would assist or strengthen the overall effect of the street frontage.

- d) Sound building design precedents should be introduced to provide visual clues to the building's overall scale and size and to avoid flat planes or blank facades devoid of modulation, relief or surface detail where visible from streets and public open space.
- e) Where site amalgamation occurs, or large sites enable the development of an extensive street building frontage, that frontage should be visually broken up through building separation and/or variation in building height, form and/or design to avoid monotonous building façades as viewed from streets and public open space.

Street Level

- f) Building frontages at street level must contribute to pedestrian vitality, interest and public safety. This includes a variety of architectural detail and maximising doors, window openings and balconies fronting streets and other public open spaces.
- g) Building entrances should be visible and easily identifiable from the street and directly accessible from street level.

Middle Levels

- h) Building facades at middle levels should provide richness, interest and depth. This includes architectural detail and balconies fronting streets and other public open spaces. Blank walls are strongly discouraged on street and public open space frontages.

Upper Levels

- i) Large expanses of blank walls must be avoided at upper levels on street and public open space frontages. Servicing elements should not be placed on these facades unless integrated into the façade design.
- j) Architectural design is encouraged which differentiates upper building levels from lower and ground levels is encouraged.

2. Rooftops

- a) Roof profiles should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and higher surrounding buildings. This includes the integration of plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design so that they are not visible from outside the site.

3. Corner Sites

- a) Where streets of a similar scale intersect or terminate a vista, or are visually prominent, the design of buildings on corner sites should emphasise the corner and ensure a vertical transition between the two adjoining street frontages. In particular, designs should recognise the importance of corner sites in linking the narrow street spaces to the wider, more expansive intersections and public open spaces.

- b) The top of the building at the street corner should be designed to distinguish it from the remainder of the building and be an integral part of the corner element.
- c) Generally, the main building entrance should be located on the corner at street level and designed as an integral part of the corner element.

4. Materials

- a) The use of durable, high quality and easily maintained materials on the exterior of buildings is encouraged, particularly at ground and first floor levels.
- b) Side or rear walls should be used as an opportunity to introduce creative architectural solutions that provide interest in the façade including modulation, relief or surface detailing.

5. Activity Relationship to Public Open Space

- a) Internal space at all levels within the building should be designed to maximise outlook for occupants onto streets and public open spaces.
- b) Activities which engage and activate streets, through site links and public open space at ground level are encouraged.
- c) Parking areas that are located within buildings and are visible from streets or public open spaces are strongly discouraged. It is expected that building space with active uses will be provided between car parking areas within buildings and street and public open space frontages.
- d) Ventilation and fumes from parking structures or other uses should not be exhausted into the adjacent pedestrian environment.
- e) Particular attention should be paid to residential building design at or near ground level to avoid 'privatising' adjacent streets or public open space.

6. Adaptable Buildings

- a) Buildings should be designed to be highly adaptable to a variety of uses. For example, open structural frames and more than minimum floor-to-floor heights should be considered.
- b) Re-use and renovation/restoration of buildings that contribute positively to the character of an area is encouraged.

7. Accessways, Links and Vehicle Access

- a) Buildings should be designed to provide strong architectural cues to accessways and through-site links, with portal or clearly indicative entrance imagery, to enhance the visible sense of pedestrian access to the area. The criteria under Clause 6.7.5.3 should be referred to for the

incorporation of appropriate design features, which contribute to a safe and comfortable pedestrian environment, including for the mobility impaired.

- b) The design of vehicle ingress and egress to sites should be primarily considered from the perspective of pedestrians and cyclists, particularly in terms of visibility and the use of paving materials.
- c) Frontages should be designed as far as possible to avoid multiple service and access interruptions to frontage continuity.
- d) Separate pedestrian entrances should be provided for mixed use developments which incorporate residential activity.
- e) Where alternative vehicle access is available, the creation of new vehicle crossings across frontages within the Pedestrian Orientated Areas is discouraged.
- f) Through site links should be provided where these provide a shorter more convenient pedestrian route. Clauses 6.7.2.3 and 6.7.5.3 should be referred to before determining the design and location of the through site link.

8. Development Abutting or In Close Proximity to Scheduled Heritage Items

- a) The scale, form and design of new development should have regard to the significant heritage elements and built form of any scheduled heritage items abutting or in close proximity to the site. This does not mean a rigid adherence to the height of the scheduled heritage item, nor does it reduce the development potential of the site, but it does require careful consideration to minimise the effects of dominance on the scheduled heritage item.
- b) A new building abutting or in close proximity to a scheduled heritage building that is set back from the street boundary may not be required to be constructed predominantly to the street boundary, where a better urban design outcome could be achieved by respecting the spatial location of the heritage building.
- c) Building elevation design and materials should respect (rather than replicate) any patterns of elements existing in scheduled heritage items, but new and contemporary interpretations in form and detail may be used.

9. Crime Prevention

- a) New development should be designed in accordance with the Crime Prevention Through Environmental Design guidelines in Annexure 6 of the Plan.

10. Accommodation

- a) The extent to which the design of every accommodation unit complies with Appendix 12, Minimum Residential Apartment Guidelines, with the exception that Parts A, D, E, F, and G will not apply to student accommodation provided or operated by a tertiary institution, which the student is attending. A tertiary institution is that defined as an "institution" under Section 159 of the Education Act 1989. In particular, accommodation (including non permanent accommodation) should be designed to provide a good standard of amenity with regard to the size, purpose and design of residential units and accommodation.
- b) Accommodation should have natural through ventilation by window openings facing different directions. Notwithstanding any requirements to achieve internal acoustic amenity, ventilation provided solely by mechanical means is discouraged.
- c) Internal design of every accommodation unit within a development should maximise outlook, as distinct from views.
- d) Where practical, rooftop areas should be accessible, landscaped and designed for use as residential amenity or recreation areas.
- e) Plans submitted for consideration by Council either as part of a resource consent application or before, must include a scaled floor plan showing the living arrangement and configuration within each residential or accommodation unit, including scaled furniture.

11. Outlook Space

- a) In addition to the minimum requirements in rule 6.16, all required outlook space shall be designed to achieve a high level of amenity through design and landscaping.
- b) Outlook space provided for in the form of Typologies 1, 2 and 3 in Annexure 12 Section A is strongly discouraged.

12. Site Amenity

- a) Screening and/or landscaping will be required of all parking, loading and servicing areas visible from streets or public open spaces.
- b) Site Services such as mechanical, electrical and communications equipment shall generally be concealed from streets or public open spaces.

13. Sustainability

- a) Buildings should be designed to be sustainable through the use of durable low maintenance materials, inert exterior cladding (avoiding the use of materials containing copper or zinc), maximising solar access and natural ventilation and the incorporation of mechanical and electrical systems that optimise energy efficiency.

- b) Where appropriate, on-site landscaping should consist of indigenous vegetation.
- c) On-site stormwater conservation measures should be incorporated where appropriate including rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and stormwater planter boxes (subject to soil contamination considerations).
- d) Separate infrastructure reports should be submitted with resource consent applications assessing infrastructure effects from proposed developments.
- e) Adequate storage space and containers must be provided for rubbish and recyclable material, in a location which is clearly visible within the site and easily accessible to occupants and collection vehicles.
- f) Building and demolition should be undertaken in such a way that maximises the use of waste materials for reuse and recycling.

Explanation

Resource consent is required for a range of development and activities in the central area including new buildings and external alterations and additions to existing buildings and creating accommodation in existing buildings. The assessment criteria for buildings are intended to provide a framework that contributes to the identity of Auckland at every scale including the appearance of the CBD from outside the Central Area, the CBD skyline including the Sky Tower, streets, neighbourhoods and Quarters/Precincts. The criteria encourage excellent urban design such as sensitivity to scheduled heritage items, treatment of corners, well-defined edges to streets and other public spaces and a sense of enclosure at the built edges of public space. Buildings should also be developed in a sustainable and adaptable way to ensure natural and physical resources are appropriately managed.

Development of accommodation requires careful attention to a range of matters to provide amenity for occupants including those in future generations.

9. Insert rule 5.5.4 as follows:

In addition to the activities provided for under 5.5.1, the following activities shall apply to the Central Area with the exception of the Public Open Space Precincts (Part 14.2), Transport Corridor Precinct (Part 14.3), Britomart Precinct (Part 14.6), Port Precinct (Part 14.8), Western Reclamation Precinct (Part 14.9), and Victoria Quarter (Part 14.10):

Activity	Consent Required
Conversion of floor space within existing buildings to accommodation (excluding non	Restricted Controlled

permanent accommodation)	
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10. Insert Specific Activities Additional Assessment Criteria 5.6.3.1(e) as follows:

e) The Conversion of floor space within existing buildings to accommodation (excluding non permanent accommodation).

Any proposal for the conversion of floor space within existing buildings to accommodation (excluding non permanent accommodation), shall be assessed against the criteria listed in clause 5.6.3.1(d).5 Activities, 5.6.3.1(d).10 Accommodation and 5.6.3.1(d).13(a) Sustainability.

Explanation

The purpose of this control is to achieve a good standard of amenity to reflect the size, purpose and design of residential units for occupants of accommodation buildings. A variety of apartment sizes within buildings is also encouraged to provide a range of living opportunities while natural ventilation, acoustic amenity and outlook is also encouraged.

11. Insert rule 5.5.5 as follows:

In addition to the activities provided for under 5.5.1, the following activities shall apply to the Central Area with the exception of the Public Open Space Precincts (Part 14.2), Transport Corridor Precinct (Part 14.3), Britomart Precinct (Part 14.6), Port Precinct (Part 14.8), Western Reclamation Precinct (Part 14.9), and Victoria Quarter (Part 14.10):

Activity	Consent Required
Non Permanent Accommodation (except where located in the Tertiary Education Precinct)	Restricted Discretionary
Non Permanent Accommodation located in the Tertiary Education Precinct	Restricted Controlled

5.5.5.1 STANDARDS FOR NON PERMANENT ACCOMMODATION

- (i) Non permanent accommodation is exempt from the development controls for accommodation in rule 6.15.
- (ii) Except as specifically provided for by rule 5.5.5.1iii) below, non permanent accommodation means accommodation in any building or area within a building that is:
 - a) Used for the day to day accommodation of tourists and short-stay visitors by persons living away from their normal place of residence,

including any services or amenities provided on-site for the exclusive use of patrons; and

- b) Held together and managed as a single entity; and
- c) Composed of no more than one allotment or stratum estate in freehold or leasehold, in one certificate of title; and
- d) Is subject to a registered covenant on the certificate of title which records that the site is not to be used for accommodation other than non permanent accommodation.

It includes hotels, motels, backpackers and serviced rental visitor accommodation that is offered at a daily tariff or a price structure commensurate with short stay motel-type accommodation.

- iii) Non permanent accommodation includes student accommodation offered for the period of the educational calendar year that is provided or operated by a tertiary institution, which the student is attending, subject to compliance with the prerequisites listed at rule 5.5.5.1ii)b) – d) above, except where located on Crown land where rule 5.5.5.1ii)c) and d) shall not apply. A tertiary institution is that defined as an "institution" under Section 159 of the Education Act 1989.

12. Insert Specific Activities Additional Assessment Criteria 5.6.3.1(f) as follows:

f) Non Permanent Accommodation

Any proposal for new buildings or the conversion of floor space within existing buildings for non permanent accommodation shall be assessed against the criteria listed in clause 5.6.3.1(d).5 Activities, 5.6.3.1(d).10a)-d) Accommodation and 5.6.3.1(d).13(a) Sustainability.

Explanation

The provision of non permanent accommodation supports the core function of the Central Area as the principal business, commercial, entertainment and events centre of the Auckland region. The short stay nature of occupation permits a lesser standard of amenity in terms of unit size and mix than that required by the Central Area's permanent residents.

13. Insert Development Control "6.15 Accommodation" as follows:

- a) For new building or the conversion of floor space within existing buildings to accommodation (excluding non permanent accommodation):

Accommodation shall be designed to meet the following minimum standards:

- i) Gross Floor Area as follows:

- Studio – 35 sq.m;
- 1 Bedroom – 45 sq.m ;

The minimum gross floor area for studio and 1 bedroom accommodation units may be reduced by 5 sq.m where a balcony of 5 sq.m or greater is provided.

- 2 Bedroom – 70 sq.m;
- 3+ Bedroom – 90 sq.m;

The minimum gross floor area for 2 bedroom and 3+ bedroom accommodation units may be reduced by 8 sq.m where a balcony of 8 sq.m or greater is provided.

ii) Minimum apartment mix

In any one residential apartment building containing in excess of 20 residential units, the combined number of one bedroom units and studios shall not exceed 70% of the total number of apartments within the building

iii) Accommodation units shall be designed to achieve the following minimum daylight standards:

- Living rooms and living/dining areas – a total clear glazed area of exterior wall no less than 20% of the floor area of that space.
- Bedrooms – a minimum of one bedroom with a total clear glazed area of exterior wall no less than 20% of the floor area of that space.
- No more than one bedroom in an apartment may rely on natural light borrowed from another naturally lit room provided:
 - the maximum distance of the bedroom from the natural light source window shall be 6m; and
 - the minimum total clear glazed area of the light source shall be no less than 20% of the floor area of the bedroom.

- An application for a restricted discretionary activity to infringe the requirements of rule 6.15a)i)and ii) need not be publicly notified as otherwise required by section 93(1)(b) and notice of an application need not be served on any person or party as required by section 94D(3) of the Resource Management Act 1991.

Explanation

The purpose of this control is to achieve minimum standards of amenity for occupants of accommodation. These development controls apply further to the criteria for accommodation in 5.6.3.1(d).10.

14. Insert Development Control “6.16 Outlook Space” as follows:

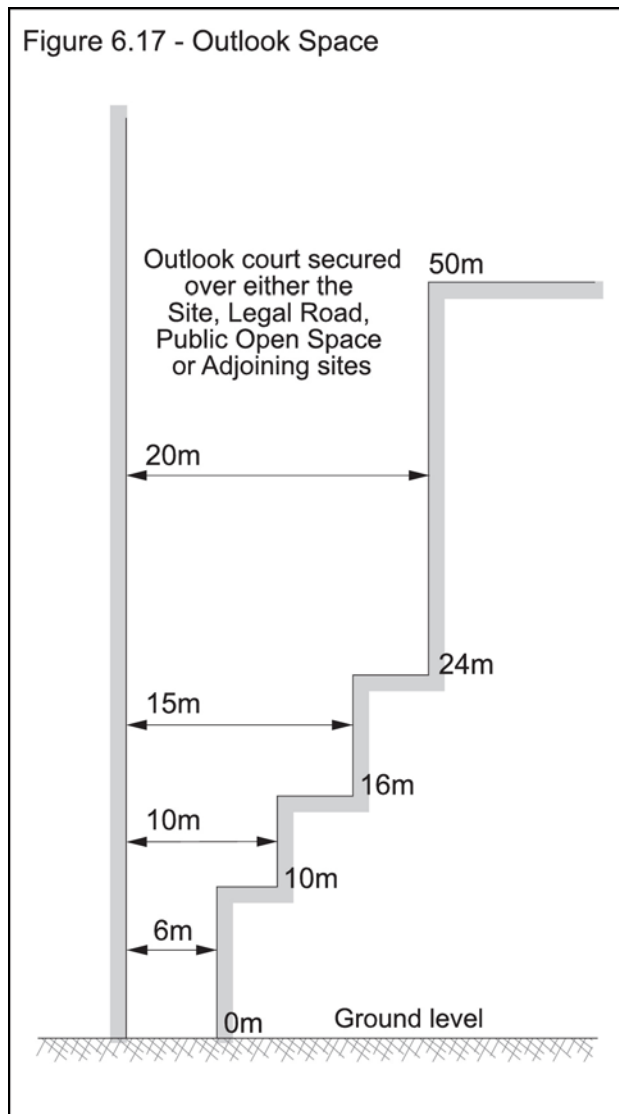
The following building development control shall apply to accommodation buildings in all parts of the Central Area with the exception of the Public Open Space Precincts (Part 14.2), Transport Corridor Precinct (Part 14.3), Britomart Precinct (Part 14.6), Port Precinct (Part 14.8), Western Reclamation Precinct (Part 14.9), Victoria Quarter (Part 14.10) and sites subject to the Building in Relation to Boundary Control as identified on Planning Overlay Map 5:

For new buildings or the conversion of floor space within existing buildings to accommodation:

- a) An outlook space shall be provided from each face of the building containing windows to principal living areas or bedrooms of any accommodation unit. Where windows to a principal living area or bedroom are provided from two or more faces of a building, outlook space shall be provided to the face with the greatest window area of outlook.

For the purpose of this rule, “principal living area” means the main communal living space within an accommodation unit for entertainment, recreation and relaxation. Refer to “living” in Annexure 12 Section B, “A Matrix of Minimum Gross Floor Areas (in sq.m) For Components of Various Residential Apartment Types”.

- b) The minimum dimensions for outlook space are:
- (i) For principal living areas, the dimensions of the outlook space, measured perpendicular to the exterior face of the building, shall be in accordance with Figure 6.17 for the relative height of the floor above the average ground level along each building face.
 - (ii) For bedrooms, the outlook space shall be a minimum of 6m, measured perpendicular to the exterior face of the building.
- c) The outlook space may be over:
- i) the site on which the building is located;
 - ii) legal road;
 - iii) public open space; or
 - iv) another site,
- provided that in the event of iv):
- the outlook space shall be secured in perpetuity for the benefit of the building by a legal instrument to be put in place prior to the commencement of construction
 - written approval of the owner of the adjoining site for the outlook space shall be provided when the application for resource consent is lodged
 - more than one building may share an outlook space.
- d) The outlook space may not be any part of the site or an adjoining site across a side or rear boundary within 10m of a road boundary.
- e) In the situation where an outlook space is provided over a legal road narrower than the width specified in Figure 6.17, the street width shall be deemed to satisfy the minimum outlook space requirement.
- f) Balconies that have direct access from the principal living area or bedroom and are recessed within the exterior face of the building may be included in the calculation of outlook space under b) (i) or (ii) to a maximum depth of 3m.



Explanation

The purpose of this control is to safeguard outlook, daylight, sunlight and privacy for occupants of accommodation buildings. It is noted this is not a view protection control. The outlook space is excluded from within 10m of the road boundary to ensure a high degree of street space definition and an appropriate continuity of built form that addresses the street.

15. Amend “6.15 References” to “6.17 References”

16. Amend “7.6.3 General Rules” to include the following clause (c) prior to the “Explanation”:

(c) “All accommodation units shall be designed and constructed to provide an indoor noise level of 35dBA L₁₀ in every bedroom and 45dBA L₁₀ in any other habitable spaces (as defined in the NZ Building Code), based on both:

- the existing traffic noise levels logarithmically averaged between 10 pm and 7am at all facades of the building;
- the noise levels standards in rule 7.6.3(a).

At the same time and under the same physical conditions as the above internal noise levels will be achieved, all bedrooms and other habitable spaces will be adequately ventilated in accordance with clause G4 of the NZ Building Code and the assessment criteria in clause 5.6.3.1(d).10 of the district plan.

Rule 7.6.3(c) applies to all parts of the Central Area with the exception of the Public Open Space Precincts (Part 14.2), Transport Corridor Precinct (Part 14.3), Britomart Precinct (Part 14.6), those sites in the Viaduct Harbour Precinct which are subject to clause 14.7.6.2.1(c) (Part 14.7), Port Precinct (Part 14.8), Western Reclamation Precinct (Part 14.9), Victoria Quarter (Part 14.10) and Quay Park Precinct (Part 14.13)."

- 17. Amend Clause 15.3.1.2(c)(ii) by adding the word "conversion" after the word "restoration"**

Appendix 12 Minimum Residential Apartment Standards

A Matrix Of Minimum Gross Floor Areas (In M²) For Components Of Various Residential Apartment Types

	Living	Kitchen/Eat	Bedrm 1	Bedrm 2	Bedrm 3	Bathrm 1	Bathrm 2	Laundry	WR+Entry	Balcony	TOTAL	ROUNDED
Studio	11.00	5.10	9.00	0.00	0.00	3.00	0.00	0.84	0.72+0.36	5.00	35.02	35.00m²
1 bed	15.00	10.80	9.00	0.00	0.00	3.00	0.00	0.84	1.08+0.36	5.00	45.08	45.00m²
2 bed¹	24.00	13.20	9.00	9.00	0.00	3.00	0.00	1.26	2.16+0.36	8.00	69.98	70.00m²
3+bed²	28.00	16.20	9.00	9.00	9.00	3.00	3.00	1.26	3.24+0.36	8.00	90.06	90.00m²

Note:

- a) The 'rounded off' figures for the minimum gross floor areas in the extreme right hand column result in a Studio which is 50% of the floor area of a 2 bedroom unit and a 1 bedroom unit which is 50% of the floor area of a 3 bedroom unit. This has the advantage of producing two sets of compatible modules, which will each promote flexibility in the mix of apartment types within the same structural grid, and provide potential commonalities in their respective dimensions for use when articulating building elevations.
- b) The above minimum component areas shall be provided for each type of apartment, except as provided in (c) below.
- c) If a balcony is not provided, the minimum area can be reduced by subtracting the required balcony area from the total rounded area.

¹ The minimum gross floor area for a 2 bedroom residential apartment indicated in the table above includes the minimum of only one bathroom (it would be 73m² for a two bedroom two bathroom apartment).

² The minimum gross floor area for a 3 bedroom residential apartment indicated in the table above includes a minimum of two bathrooms.

B Floor To Ceiling Height

- (i) The minimum floor to ceiling height for habitable rooms (including servicing) shall be 2.4m except that the consent authority may consider a lower floor to ceiling height for part of an apartment to accommodate multi-level or split-level

apartments, mezzanines and the like. In such cases at least 50% of the apartment floor area must comply with the minimum 2.4m floor to ceiling height requirements.

- (ii) Kitchens, bathrooms, hallways, toilets, lobbys, laundries and service areas: 2.3m minimum floor to ceiling height.

C Minimum Widths Of Common Circulation Corridors

- (i) The minimum width of common area corridors shall be 1.5m.
- (ii) The minimum width of a corridor/lobby space immediately adjacent to the lift shall be 2.7m, measured at 90 degrees to the lift doors, for the full combined width of the lift doors.

D Minimum Daylight Standards

- (i) Accommodation units shall be designed to achieve the following minimum daylight standards:
 - a) Living rooms and living/dining areas – a total clear glazed area of exterior wall no less than 20% of the floor area of that space.
 - b) Bedrooms – a minimum of one bedroom with a total clear glazed area of exterior wall no less than 20% of the floor area of that space.
 - c) No more than one bedroom in an apartment may rely on natural light borrowed from another naturally lit room provided:
 - (i) the maximum distance of the bedroom from the natural light source window shall be 6m; and
 - (ii) the minimum total clear glazed area of the light source shall be no less than 20% of the floor area of the bedroom.
 - d) Entrance halls, kitchens, kitchen/dining rooms, bathrooms, toilets, and laundries - may rely on borrowed or artificial light however where such building elements contain a window placed in an exterior wall parallel to a site boundary, other than the street boundary, then that window/wall shall be set back from the boundary by a minimum of 1m.

E Balconies/Decks/Terraces

- (i) Where balconies are provided the minimum required floor area of a balcony/deck/terrace (as specified in the above table) shall be directly accessible from the primary living room/space and can be included in the calculation of the

minimum gross floor area required for each apartment type. Where a balcony is not provided, the area specified in the table above can be deducted from the minimum apartment size standards. Note the other minimum module sizes must still be met.

F Storage Outside The Apartment But Within The Building

- (i) In addition to the minimum internal storage and a wardrobe space specified above, all apartments shall have a secure storage space or locker elsewhere in the building a minimum of 1.8m long by 0.9m high by 0.6m deep.

G Apartment Mix

- (i) In any one residential apartment building containing in excess of 20 residential units, the combined number of one bedroom units and studios shall not exceed 70% of the total number of apartments within the building