

CITY WIDE RULE 1 APPENDIX - APARTMENT DESIGN CRITERIA

INTRODUCTION

This appendix sets out the design criteria for apartments. The criteria provide performance measures for assessing the design of apartments to provide opportunities for site responsive designs, while ensuring that apartments provide a positive contribution to the character and amenity of the particular neighbourhood in which they are located. A further aim is to enable the development of apartments that ensure a good level of amenity for residents.

The design criteria are grouped into the following three categories:

Element A Site Development;

Element B Apartment Design (relating to the layout of individual apartments); and

Element C Apartment Building / Development Design.

There is also a separate City Wide Rule 4 - Mixed Use General Building Design - and associated Building Performance Design Criteria Appendix for the non-residential component of mixed use buildings and development:

The Apartment Design criteria are a necessary adjunct to the City-Wide Rule 1 General Apartment Design, which establishes three basic requirements for an apartment: size; provision of a balcony or other outdoor space; and a minimum outlook area or privacy separation distance. These requirements are quantified and

measurable and are necessary in order to provide certainty of a minimum standard of development.

The Apartment Design Criteria establish the design criteria that apartments and the buildings or developments in which they are located will be assessed against. These criteria are generally qualitative rather being quantifiable. This is because each apartment and the building or development within which it is located will require a different design solution for the issues such as internal access, layout, and ventilation.

Some of the design criteria specify minimum requirements (storage, for example) that are deemed to satisfy the criteria but which are qualified by a range of assessment criteria. Other design criteria are not necessarily measurable but resource consent applications will need to demonstrate consideration of and appropriate provision for meeting those criteria in the proposal. While there may be circumstances where the various elements may need to be balanced against each other, an appropriate level of amenity must be achieved for all aspects of the development.

For apartments in mixed-use developments there are specific criteria that address reverse sensitivity and separation of uses to ensure that those apartments have safe and secure access for residents.

APARTMENT DESIGN CRITERIA

ELEMENT A	SITE DEVELOPMENT
<p><u>NEIGHBOURHOOD CHARACTER, SITE LAYOUT AND BUILDING LOCATION</u></p> <p><u>The integration of any new development into its neighbourhood requires careful attention to the relationship with the surrounding properties and streetscape. This becomes more essential the more established the neighbourhood is because of the potential change to the <i>landscape character</i> and <i>amenity values</i> that can result from the introduction of different building and architectural styles, loss of trees and changes to the relationship with the street arising from building bulk and location.</u></p> <p><u>Rules ensure that architects and designers analyse the nature of the neighbourhood when preparing the concept for a development. The purpose of the <i>Site Analysis</i> and <i>Street Frontage</i> rules is to address the above issues, and in conjunction with the <i>City Wide Rule 1 General Apartment Design</i> and this <i>Apartment Design Criteria Appendix</i> will ensure apartments are developed in a manner which achieves good integration with its neighbourhood.</u></p> <p><u><i>The Site Analysis, Street Frontage</i> and <i>General Apartment Design</i> rules, in conjunction with the existing bulk and location rules for the different <i>environments</i>, ensure that new apartment buildings or the retrofitting or constructing of additional floors to existing buildings, within those specific environments that allow apartments, will provide certainty of quality urban design outcomes.</u></p>	<p><u>DESIGN CRITERIA</u></p> <p><u>A1</u> <u>The extent to which the proposed <i>development</i>:</u> <u>(a) complies with the <i>site analysis</i> and <i>Street Frontage</i> rules relating to the specific site.</u></p> <p><u>A2</u> <u>The extent to which the overall <i>design, character</i> and <i>landscape treatment</i> of the site layout:</u> a) <u>provides for the retention of existing natural features such as trees, with an emphasis on protected and heritage trees</u> b) <u>limits earthworks and ensures the building or development relates to the topography and views</u> c) <u>provides well oriented <i>living spaces</i> - balconies and any common outdoor areas, and efficient and safe <i>site access</i></u></p> <p><u>A3</u> <u>The extent to which the proposal and <i>height</i> of the proposed <i>development</i></u> <u>(a) relates to adjacent <i>buildings</i> and <i>site boundaries</i> to ensure satisfactory <i>amenity</i> is maintained</u></p>

ELEMENT B	APARTMENT DESIGN
<p><u>Gross Floor Areas</u> <u>City-Wide Rule 1 General Apartment Design requires a minimum floor area for apartments, and is considered necessary to ensure that the residential development achieves a minimum level of amenity for the occupants.</u></p>	<p><u>DESIGN CRITERIA</u></p> <p><u>B1</u> <u>The Gross Floor Areas specified in the rules are appropriate to meet minimum amenity standards for occupants</u></p>
<p><u>Provision for a Variety of Apartments</u> <u>In addition to the rules for a minimum floor area, compliance with the design criteria is required to ensure that the size, layout, provision for storage, natural ventilation and daylight in apartments are adequate for the amenity and well-being of residents. Flexibility in apartment design is desirable to ensure that apartments will provide for a range of permanent and temporary occupants in different age groups, and to take into account differences in the number of residents wishing to share accommodation.</u></p> <p><u>A range of unit sizes should be provided in a development or building. In general, it is desirable that a development includes a range of apartments to achieve a mix of occupants and variety in the building form and appearance.</u></p> <p><u>Within the new special areas the rules require the preparation of a comprehensive development plan of each precinct. This may negate the necessity for having a range of apartment sizes in one building as that variety can be achieved across the precinct in a number of buildings.</u></p> <p><u>A greater number of smaller apartments are acceptable where the development is part of a purpose-built facility, such as a retirement home, or a student accommodation, provided that communal lounges, living spaces and outdoor areas, and facilities off set the smaller living spaces.</u></p>	<p><u>B2</u> <u>The extent to which:</u></p> <p>(a) <u>A range of unit sizes are provided in a development or building</u></p> <p><u>B3</u> <u>the extent to which the internal layout of each apartment provides for the following:</u></p> <p>(i) <u>convenience and efficiency in the layout and room proportions with good circulation and relationships to glazing</u></p> <p>(ii) <u>living areas with a minimum floor to ceiling height 2.7m, provided that a floor to ceiling height less than 2.7m may be considered for part of the living areas and bedrooms of an apartment to accommodate multi or split levels, mezzanines and the like provided that 50% of these areas complies with the 2.7m height requirement (see also ventilation requirements)</u></p> <p>(iii) <u>the provision of the following basic furniture items as shown on scale drawings of the apartment floor plan:</u></p> <p>a) <u>Living areas of sufficient floor area to contain a dining table and chairs, standard size lounge seating per occupant, bed space plus two guests, storage for stereo and TV set, and able to be arranged in suitable positions which allows for ease of movement about the furniture</u></p> <p>b) <u>Kitchens. Bench with a minimum length of 1.5m by 0.5 wide, storage units/drawers and cupboards for equipment and food, stove, and space for a 0.7m by 0.7m refrigerator.</u></p> <p>c) <u>Bathrooms. Bath or shower, wash hand basin and/or vanity unit and toilet if not provided in</u></p>

	<p>d) <u>separate room Toilet</u></p> <p>e) <u>Clothes washing and drying facilities, provided that there may be communal provision for drying facilities</u></p> <p>f) <u>Bedrooms. Beds and wardrobes shown</u></p> <p>B4 <u>the extent to which the layout of apartments in a development provide for the following:</u></p> <p>(i) <u>Adequate separation of sleeping quarters from living areas between units and from lift shafts, and mechanical vents</u></p> <p>(ii) <u>Ease of access for the delivery/removal of furniture into and out of an apartment with provision of non standard height and larger width entrances, lobbies, doors, common corridors, staircases, or where necessary service lifts</u></p> <p>(iii) <u>Flexibility within the design of the floors and form of the units to allow alteration to partitioning to accommodate changes over time</u></p>
<p><u>Requirements for Storage</u></p> <p><u>Studies have highlighted a lack of suitable storage facilities in apartment developments. By ensuring a minimum gross floor area for apartments it is considered that there will be adequate space to meet the storage needs of the occupants. All apartments shall be provided with a designated internal storage space, separate to the hot water cupboard or area containing a water tank, and be designed to allow easy access and use.</u></p>	<p>B5 <u>The following minimum storage standards for apartments are:</u></p> <p>(i) <u>Studio/one bedroom apartment 4m³</u></p> <p>(ii) <u>Two bedroom apartment 5 m³</u></p> <p>(iii) <u>Three bedroom apartment 5.5m³</u></p> <p><u>Provided that:</u></p> <p>(iv) <u>The minimum height of the above storage is 2 metres</u></p> <p>(v) <u>A minimum of 50% of the storage shall be within the apartment with the remainder provided externally. The storage component provided externally should be conveniently located and be able to be secured. The provision of any external storage for an apartment that is an integral component of the storage requirement and is not communal (being secure) could be included in the gross floor area of the apartment</u></p> <p>B6 <u>For developments in town centres there needs to be provision for secure bicycle storage</u></p>

<p><u>Natural Ventilation and Daylight</u></p> <p><u>Natural ventilation is the preferred ventilation for apartments, but it is acknowledged that where apartments are adjacent to external noise or air discharges, mechanical ventilation may be appropriate.</u></p> <p><u>Ensuring an adequate level of daylight access into apartments is beneficial to the occupants well being and health. The design and layout of apartments should provide for daylight access.</u></p>	<p><u>B7</u> <u>Apartments that meet the following dimensions are deemed to meet natural ventilation and daylight requirements:</u></p> <p><u>The standards for the height and depth of habitable rooms (excluding kitchens) are:</u></p> <ul style="list-style-type: none"> <u>(i) 2.4m ceiling height = 6m room depth from window</u> <u>(ii) 2.7m ceiling height = 9m maximum room depth from window</u> <u>(iii) 3.0m ceiling height = 12m maximum room depth from window</u> <p><u>B8</u> <u>The extent to which natural ventilation is provided for all apartments in the development as follows:</u></p> <ul style="list-style-type: none"> <u>i. Natural cross-ventilation, through window and door configurations, allowing unimpeded air movement through the full width and depth of the unit and the building</u> <u>ii. Kitchens and bathrooms are adequately ventilated, where necessary using mechanical ventilation</u> <u>iii. Basement car parks and service areas are ventilated</u> <u>iv. Mechanical ventilation where natural ventilation is shown to not be appropriate</u> <p><u>Other methods of ventilation as an alternative to the criteria will also be considered.</u></p>
<p><u>Balconies, Roof Gardens and Courtyards</u></p> <p><u>The City-Wide Rule 1 General Apartment Design requires a private balcony, roof garden or courtyard for each apartment for passive recreation by the occupants.</u></p> <p><u>The climate in Auckland is generally mild and the summer months can be warm and humid. The provision of balconies, rooftop gardens or courtyards for all apartments is mandatory to enable passive recreation by the occupants of the apartment. In addition to meeting minimum dimensions, balconies or decks should be designed to ensure that they are useable and provide a satisfactory level of amenity.</u></p> <p><u>The apartment layout needs to provide for convenient access to the balcony, roof garden or courtyard, and together with the main glazing of the living room an orientation and outlook that</u></p>	<p><u>B9</u> <u>The extent to which the balconies, roof gardens or courtyards are</u></p> <ul style="list-style-type: none"> <u>(i) a reasonable size, dimension and orientation to be usable by residents</u> <u>(ii) relate to the size of the apartment and the potential number of occupants in the apartment</u> <u>(iii) are oriented to achieve privacy from adjoining apartments, and are protected from the wind</u> <p><u>B10</u> <u>A reduction in the size of the balcony may be consented to by way of a discretionary activity resource consent application.</u></p> <p><u>A reduction in the minimum area of a balcony may be considered as follows:</u></p> <ul style="list-style-type: none"> <u>(i) where complimentary or secondary open spaces such as juliet balconies</u>

<p><u>ensures appropriate levels of privacy, outlook, daylight and sunlight while also considering opportunities for surveillance.</u></p> <p><u>Shared <i>outdoor space</i> (such as gardens and barbecue areas), or recreational facilities (such as swimming pools and tennis courts) with safe and efficient access from apartments, while not being mandatory, may also be provided for developments where appropriate.</u></p>	<p><u>accessible from other rooms of the apartment are provided, or</u></p> <p><u>(ii) if indoor and/or outdoor communal recreation facilities are provided in the development for the use of occupants.</u></p> <p><u>(iii) for the retrofitting of existing buildings in a town centre.</u></p>
<p><u>Outlook and Amenity</u></p> <p><u>The <i>City-Wide Rule 1 General Apartment Design</i> requires a minimum outlook from the main glazing of the apartment or the balcony in a Community Environment. The purpose of the rule is to ensure that the light, air and amenity of an apartment is protected where the main outlook and glazing of the apartment does not front a public street or public space and the land adjoining the apartment is in a Community, Working or Living Environment and could be developed with a large building or high solid wall on the boundary.</u></p>	<p><u>B11</u> <u>The extent to which the setback from the main outlook and glazing of an apartment to any site boundary, other than a boundary with a public road, or building on the same site, ensures access to daylight access and air, providing for the amenity of the occupants</u></p> <p><u>B12</u> <u>The use of a service lane to meet the intent of the outlook rule may be considered depending whether the legal status of the service lane provides for long term protection of the outlook</u></p> <p><u>B13</u> <u>Where existing buildings are converted to residential purposes, the requirements of B9 and B10 may be reduced or waived by way of a Discretionary Activity resource consent application that demonstrates that appropriate light, air, amenity, and outlook can be provided by alternative means for <i>each apartment</i> with design solutions such as sky lights</u></p>
<p><u>Solar Access</u></p> <p><u>An adequate amount of sunlight is beneficial for peoples' well being and health. Ensuring an adequate level of solar access into apartments is beneficial to the occupants and can reduce heating costs thereby contributing to energy efficiency. The design and layout of apartments should provide access to winter sunlight from north, east or west facing windows or living areas and appropriate shading to north and west facing glazing in summer.</u></p>	<p><u>B14</u> <u>The extent to which:</u></p> <p>(i) <u>habitable rooms and outdoor spaces allow for solar admission and sun access during the shortest winter day (As a guide habitable rooms for at least 70 percent of the units are to receive sun access for a minimum of three hours between 9 am and 3 pm on the winter solstice (June 21))</u></p> <p>(ii) <u>glazing is of sufficient size and appropriately located to allow natural light into rooms to allow daily activities to occur without the need for artificial lighting</u></p> <p>(iii) <u>design devices such as overhangs, vertical screens, heat absorbing materials (such as tiles) and reflective glass are used to help to regulate summer and</u></p>

	<p>(iv) <u>winter solar gain and provide passive sources of heating apartments have adequate ceiling heights and appropriate depths to maintain apartment amenity by allowing day light penetration</u></p>
<p><u>Visual Privacy</u> <u>Visual privacy relates to design of apartments to provide for the privacy of residents and neighbouring sites.</u></p>	<p><u>B15 Windows and balconies should be designed to prevent overlooking of more than 50% of the private open space of a lower level apartment in the same or an adjoining development, and proposals will be assessed in terms of the following:</u></p> <p>(i) <u>The extent to which architectural devices such as screens, window heights, the use of opaque glass is integrated with the building design without adverse effect on amenity for residents or neighbours.</u></p>
<p><u>Acoustic Privacy</u> <u>Acoustic privacy is \ important for the well-being of residents living in apartments. Noise sources are both internal and external. The requirements of the Building Act 1991 will ensure common elements of an apartment development are constructed to prevent undue noise transmission to the habitable spaces of household units.</u></p> <p><u>Managing internal noise can be minimized by ensuring the layout of the apartment provides separation for noise sensitive sleeping and living areas from noise sources such as a kitchen or laundry in the same or adjoining apartment.</u> <u>Other sources of noise include (but are not limited to)</u></p> <ul style="list-style-type: none"> (ii) <u>Lift shafts, stairwells, common circulation areas</u> (iii) <u>vehicle parking, driveways and security doors</u> (iv) <u>service ducts or equipment areas including pump maintenance, air conditioning and garbage chutes and collection areas</u> (v) <u>active recreational areas - swimming pools, spas, barbeque areas and tennis courts in the development</u> <p><u>External noise sources can be from high noise transport routes and entertainment activities in town centres or nearby industrial areas. Issues of reverse sensitivity are addressed by requiring all apartments to comply with the City Wide Noise Rule 1.10 – Mixed Use Development Noise.</u></p>	

ELEMENT C	APARTMENT BUILDINGS AND DEVELOPMENTS
<p><u>Building Entries, Circulation and Mailboxes</u> <u>The design and layout of building entries to achieve identity and visibility, shelter, security and potential for disabled persons' access in addition to appropriate placement of mail boxes and provision for the movement of furniture into an apartment.</u></p> <p><u>Building entries need to be clearly identifiable and provide simple, safe, secure and direct access for both residents and visitors. A minimum dimension for entries and internal common access within apartment developments is to ensure that common circulation areas have a high level of amenity and that personal safety and ease of movement for the circulation of people and their possessions is also achieved.</u></p>	<p><u>DESIGN CRITERIA</u></p> <p><u>C1</u> Common or shared corridors to apartments providing for the following minimum widths are deemed to comply with the standards:</p> <ul style="list-style-type: none"> (i) <u>4m long corridors – a minimum width of 1.6m</u> (ii) <u>For corridors over 4m long - a minimum width of 2m</u> <p><u>C2</u> The extent to which the design provides:</p> <ul style="list-style-type: none"> (i) <u>Legible and visible entrances from public streets with residential activity entrances being separated from non-residential activities in mixed use developments</u> (ii) <u>Secure access to the building, car parking areas and communal areas</u> (iii) <u>Appropriate lighting of building entries, common area corridors and access from car parking</u> (iv) <u>For furniture delivery and removal from apartments to be easily undertaken</u> (v) <u>Appropriate weather protection</u> (vi) <u>Accessible mailboxes for residents and delivery services, located in a safe, secure and well-lit location</u> (vii) <u>Provision for communal paper recycling facilities adjacent to the mailboxes for unwanted circulars</u> (viii) <u>a safety audit for personal security and safety</u>
<p><u>Safety</u> <u>The form of urban development can influence the use of public space and perceptions of safety and security as well as actual opportunities for crime. The purpose of these design criteria are to ensure that development minimises opportunities for crime. Apartments need to provide a safe and secure environment for residents and visitors. Opportunities for crime can be minimised by providing safe and controlled ground level entry and exit into apartment buildings at all times of the day and night. Passive surveillance from apartments and other uses in the building and clearly delineating public and private areas are other methods of creating safer environments.</u></p>	<p><u>C3</u> Extent to which the design:</p> <ul style="list-style-type: none"> (i) <u>Ensures that living spaces of apartments front and maintain views over public streets and open spaces</u> (ii) <u>High solid fences and walls along roads are minimized or avoided</u> (iii) <u>Provides secure access to the building, car parking areas and communal areas</u> (iv) <u>Provides appropriate lighting of building entries, corridors and access from car parking areas</u> (v) <u>includes a safety audit for personal security and safety</u>

<p><u>The Crime Prevention Through Environmental Design guidelines are a good reference for designers.</u></p>	
<p><u>Building Facilities</u> <u>To appropriately locate and design shared facilities to provide for rubbish collection and service connections.</u></p>	<p><u>Rubbish and Recycling Facilities and Collection</u></p> <p><u>C4</u> <u>The extent to which rubbish and recycling facilities are provided within each apartment building by:</u></p> <ul style="list-style-type: none"> (i) <u>Designing and locating facilities to minimise adverse impacts on the streetscape</u> (ii) <u>Providing convenient and practical access for residents and for collection vehicles</u> (iii) <u>Locating facilities to avoid adverse impact on resident amenity, in particular when the waste is being collected, and from odour, litter and visual impacts</u> (iv) <u>Accommodating appropriately sized facilities for the potential waste and recycling needs of the residents and total number of units in the building</u> (v) <u>Separating waste into disposal and recycling bins (including the full range of recyclable materials).</u> (vi) <u>Managing a regular public or private collection</u> (vii) <u>Designing well ventilated, durable, waterproof, and rodent proof facilities</u> (viii) <u>Providing facilities with water and drainage for cleaning and maintenance</u>
<p><u>Building Maintenance</u> <u>Building design and construction should facilitate regular and easy maintenance. The provision of good building maintenance systems within the design of a development will be considered in relation to the relevant design criteria in C5.</u></p>	<p><u>Building Maintenance</u></p> <p><u>C5</u> <u>The extent to which the design</u></p> <ul style="list-style-type: none"> (i) <u>Provides for easy and cost effective building maintenance, both the interior and exterior surfaces and common spaces and of the units themselves. This includes entrances, parking areas, and windows</u> (ii) <u>access to power supply and outdoor taps</u> (iii) <u>secure storage facilities for the body corporate, which may include provision for maintenance and cleaning materials</u>

	<ul style="list-style-type: none"> (iv) <u>allocated car parking space for the building manager, if provision is made for a building manager and/or maintenance and cleaning service providers</u>
<p><u>Site and Building Management</u> <u>Details of the documentation for Body Corporate Management shall be provided with applications for resource consent and shall address the following</u></p>	<p><u>C6</u> <u>The extent to which body corporate management includes:</u></p> <ul style="list-style-type: none"> (i) <u>Regular maintenance and cleaning</u> (ii) <u>Site security</u> (iii) <u>On site management</u> (iv) <u>Provisions for the regular maintenance throughout the lifetime of the apartment complex of amenities for use by residents including gymnasiums, spa pools swimming pools, outdoor gardens, courtyards, tennis courts, and planted vegetation.</u> (v) <u>Rubbish collection services</u>
<p><u>Stormwater</u> <u>This relates to the potential for landscape design to enhance and integrate the development into the surrounding neighbourhood, and create a quality living environment. The specific response will relate to the location because there will be limited opportunities in town centre locations, but may require accommodating existing protected trees.</u></p>	<p><u>C7</u> <u>The extent to which the design</u></p> <ul style="list-style-type: none"> (i) <u>Attenuates, treats and reuses storm water within the site</u> (ii) <u>Provides water saving devices such as low flow shower heads</u> (iii) <u>Utilises storm water for landscaping or gardens within the site and or development</u>
<p><u>Landscape Treatment</u> <u>The opportunity for landscaping will depend on the nature of the development. Landscaping may be hard or soft or a combination of both depending on the location and opportunities to provide landscaping within the structure of the building.. Larger sites may have ground level areas held in common for passive recreation, or ground level apartments may have their own private outdoor areas.</u></p>	<p><u>C8</u> <u>A landscaping plan will be required for all applications for apartment developments.</u></p> <p><u>C9</u> <u>The extent to which the proposed landscaping plan</u></p> <ul style="list-style-type: none"> (i) <u>Is an integrated design that incorporates the site development with the character of the adjoining land and any existing vegetation or trees</u> (ii) <u>Provides plant types that are appropriate to the site, locality, and their ongoing growth</u> (iii) <u>Provides semi-permeable surfaces where appropriate, to paved areas to assist with rainwater drainage</u> (iv) <u>Provides opportunities for residents to create their own small gardens such as the provision of planter boxes</u> (v) <u>Enhances energy efficiency by</u>

	<p><u>locating deciduous trees in locations where they can provide shade in summer to west facing balconies and windows</u></p> <p>(vi) <u>Includes a maintenance schedule for the establishment of the landscaping and its ongoing care</u></p>
<p><u>Car Parking and Vehicle Access</u></p> <p><u>This relates to the design and layout of driveways for resident and visitor car parking to achieve convenient, safe and attractive vehicle access.</u></p> <p><u>There will be different car parking and driveway standards for apartments and apartment developments depending on their location with respect to town centres and public transport nodes to encourage the use of public transport.</u></p> <p><u>Where vehicle parking is to be provided it shall be designed to avoid unattractive gaps the street frontage. Access from a service lane should also be considered. Underground parking or parking on an upper floor level of the building is also possible.</u></p>	<p><u>C10 Car Parking and Loading</u></p> <p><u>The extent to which:</u></p> <p>(i) <u>Sufficient car parks are provided on site for residents and visitors</u></p> <p>(ii) <u>Car parking areas are secure, well lit and conveniently accessible for residents</u></p> <p>(iii) <u>Car parks are located behind buildings (not visible from street) or in semi or full basements to preserve an uninterrupted streetscape</u></p> <p><u>C11 Access</u></p> <p><u>The extent to which:</u></p> <p>(i) <u>Access ways and driveways avoid adverse impacts on the visual quality of the streetscape</u></p> <p>(ii) <u>Access is by rear service lanes in town centres</u></p> <p>(iii) <u>Ramps to basements, including transition spaces are located within the property boundary and avoid effects on the functioning of the street and its visual qualities</u></p> <p>(iv) <u>Security gates are located within property boundaries to ensure queuing vehicles can wait within the property, maintaining uninterrupted pedestrian, cyclist and vehicle movements along the street and footpath</u></p> <p><u>C12 Parking for Mixed Use and Apartment Development</u></p> <p>(i) <u>Separation or clear demarcation for the car parking, vehicle access, loading and service areas of non-residential tenants from residential car parking spaces (if provided)</u></p> <p>(ii) <u>Security for residential car parks (if provided)</u></p>

C13 Alternative Provision for Parking for Apartments

Alternative parking arrangements such as complementary parking utilising parking spaces for adjoining commercial activities, which operate at different times, will be considered provided that the appropriate legal arrangements for shared parking are detailed in applications for resource consent.

Conditions of consent where parking is not provided for apartments may include placing Consent Notices on titles to prevent the future conversion of apartments to other uses which require car parking, or to ensure only compatible activities locate in the development.

C14 Bicycle Parking

Provision of bicycle parking/storage will be considered with all apartment developments, and may be mandatory in the following circumstances:

- (i) Where parking standards are reduced
- (ii) For developments located in town centres, and in the case of mixed use developments this may include provision for employees working in the building

C15 Parking / Storage for bicycles should provide for the following:

- (i) A rail to which the bicycle frame and both wheels can be locked, or parking / storage;
- (ii) A locked enclosure or cage accessed by residents only;
- (iii) A fully enclosed bicycle locker;
- (iv) Appropriate visitor bicycle parking.