



R6 | Residential Design Element Unit Layouts & Room Sizes

Overview

Homes need to be functional and of a sufficient size to meet the day to day needs of their occupants. Room sizing should consider the number of people intended to occupy the house, as well as any potential mobility needs, both now and in the future.

All residential units should:

- have simple and convenient access and circulation
- include adequate storage
- be large enough to allow the use of typical furnishings that meet the needs of the intended occupants.

This information should be clearly identified on scaled floor plans.

Purpose

This Residential 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:

Single House Zone Policies	Mixed Housing Suburban Zone Policies	Mixed Housing Urban Zone Policies	Terrace Housing & Apartment Buildings Zone Policies
	H4.3(5)(b) H4.3(6)	H5.3(5)(b) H5.3(6)	H6.3(6)(b) H6.3(7)

Find more Design Elements at www.aucklanddesignmanual.co.nz

Design Principles

R 6.1 Unit sizes should increase proportionately based on the number of bedrooms and the anticipated number of occupants.

R 6.2 The size of units, including their kitchen, dining room, living rooms and balconies should increase with the number of occupants the dwelling is designed to accommodate. Minimum recommended floor areas for activity areas and rooms are as follows:

	Living	Kitchen & Dining	Sub-Total	Bed 1	Bed 2	Bed 3	Bath 1	Bath 2	Laundry	WR	Entry	Min Net Internal Floor Area	Balcony	Min Total Floor Area
Studio	11.00	5.10	16.10	9.00			3.00		0.84	0.70	0.36	30.00	5.00*	35.00
1 Bed	20.00	10.80	30.80	9.00			3.00		0.84	1.00	0.36	45.00	5.00*	50.00
2 Bed	24.00	13.20	37.20	9.00	9.00		3.00		1.26	2.18	0.36	62.00	8.00*	70.00
3 Bed	28.00	16.20	44.20	9.00	9.00	9.00	3.00	3.00	1.26	3.18	0.36	82.00	8.00*	90.00

* Minimum balcony widths are 1.8 metres

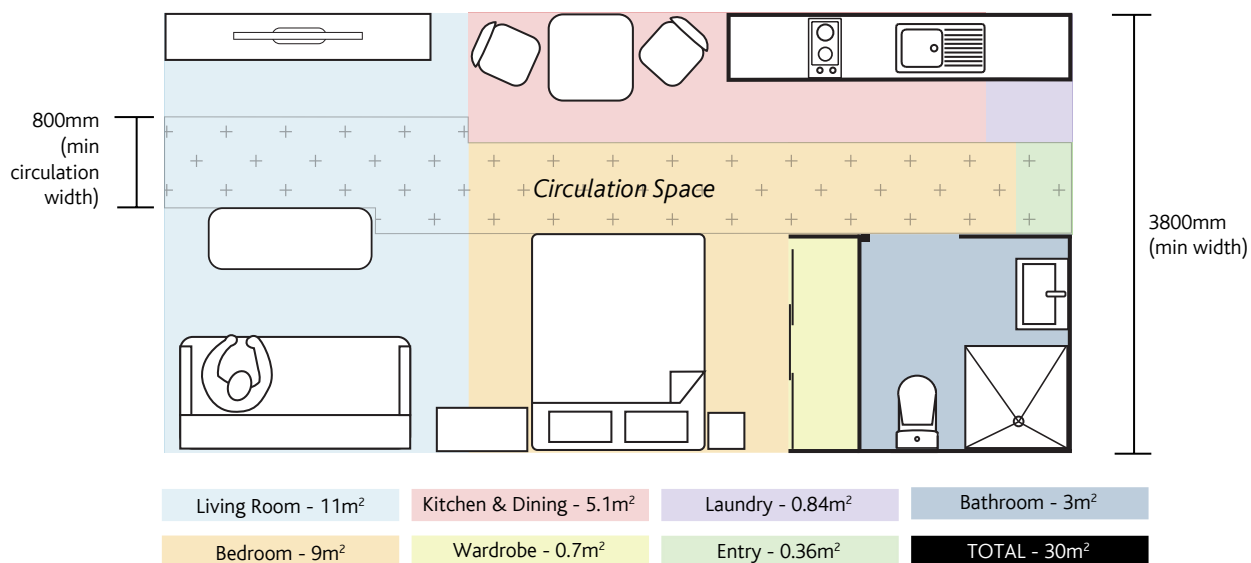
**All measurements in m²

R 6.3 To allow ease of movement, the minimum width of living and dining room spaces, including circulation space, should be no less than 3.8m.

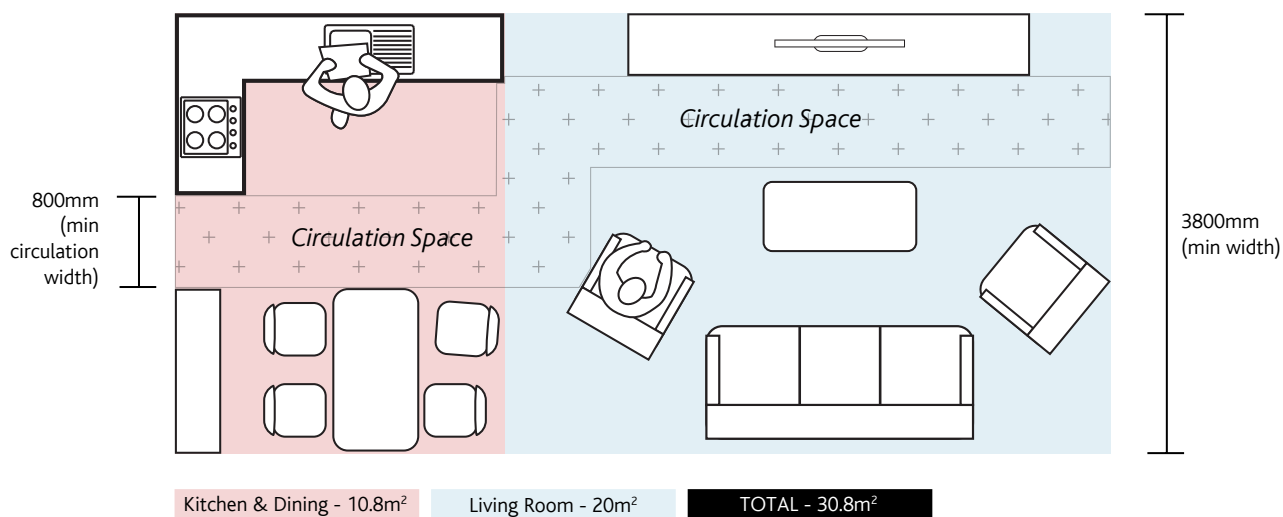
R 6.4 Circulation space of at least 800mm should be provided around furniture and fittings for one person. Where two people are likely to be working in a space (e.g. a kitchen) at least 1200mm should be provided to allow for safe and easy movement.

R 6.5 If building a large number of homes, it is best practice to design approximately 20% of units to achieve universal access requirements. This ensures housing is available for elderly people and those with disabilities. The Auckland Design Manual's [Universal Design Hub](#) provides more detailed information on how to achieve this.

Getting it right

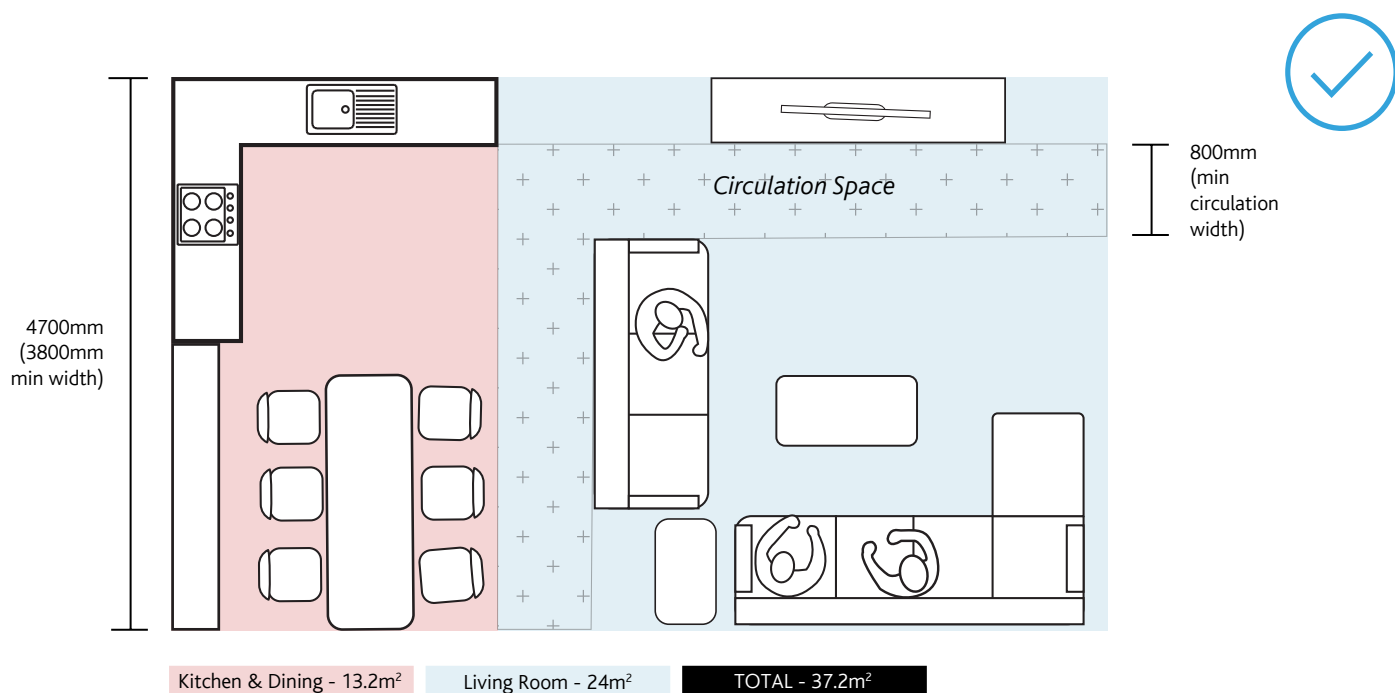


Studio apartment minimum dimensions (including standard sized furniture).

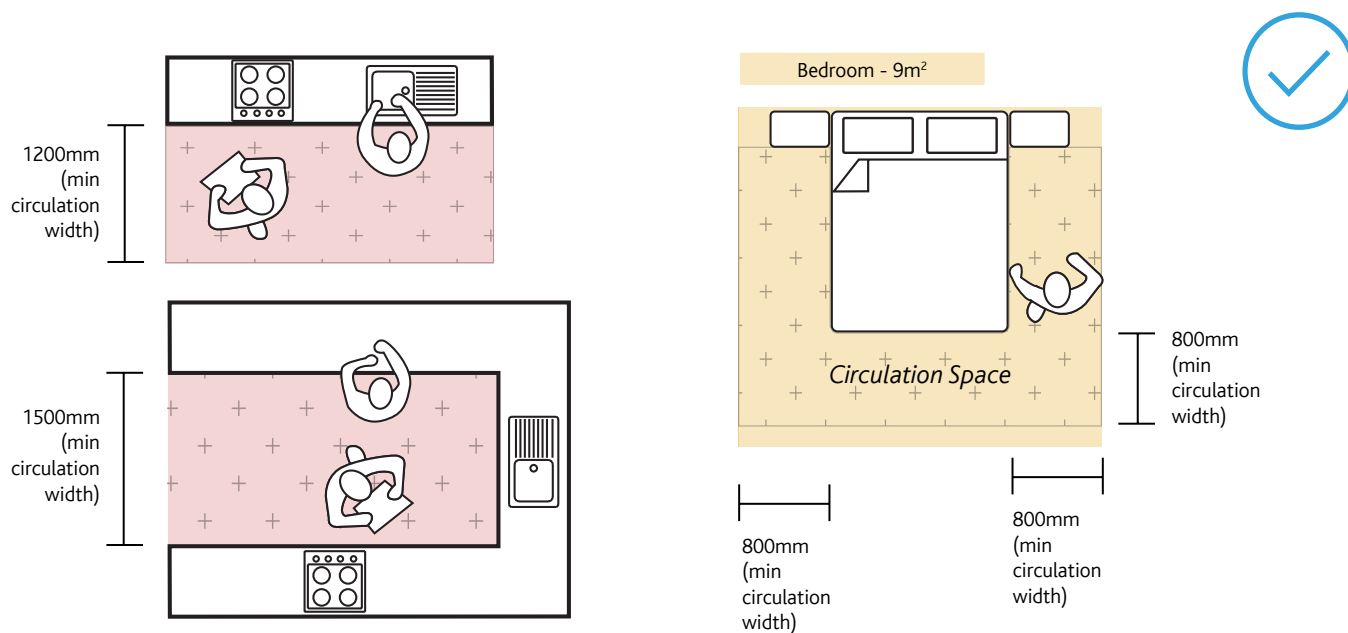


Minimum dimensions of living, kitchen and dining area for a one bedroom apartment (including standard sized furniture).

Getting it right



Minimum dimensions of living, kitchen and dining area for a two bedroom apartment (including standard sized furniture).



A minimum circulation width of 1200mm for a single sided kitchen and 1500mm for a U-shaped kitchen allows two people to comfortably and safely pass each other.

A 9m² bedroom comfortably accommodates a queen bed, more space is required for a wardrobe or additional furniture.

JUST ONE OF MANY USEFUL GUIDES....

UNDERSTAND THE RULES

Auckland's planning standards explained in plain English with easy to follow diagrams.

UNITARY PLAN DESIGN ELEMENTS

Helping you meet the policies of the Auckland Unitary Plan while also achieving elements of good design.

DESIGN GUIDES

Add value and improve the quality of your development. Our international best practice guides will show you how to achieve better design outcomes.

CASE STUDIES

Outstanding developments from Auckland and around the world. Learn from the best and take inspiration for your next project.

Find these great resources at www.aucklanddesignmanual.co.nz