



Determination 2016/021

Regarding the compliance of proposed access for people with disabilities to one of three swimming pools in a proposed aquatic centre at Merton Road, St Johns, Auckland

Summary

This determination considers what constitutes reasonable and adequate access for people with disabilities to one of three different pools in a proposed aquatic centre. The determination considers the intended use of the pool, and discusses the functionality of the proposed platform lift in comparison to other means of providing access for people with disabilities.

1. The matter to be determined

- 1.1 This is a determination under Part 3 Subpart 1 of the Building Act 2004¹ (“the Act”) made under due authorisation by me, John Gardiner, Manager Determinations and Assurance, Ministry of Business, Innovation and Employment (“the Ministry”), for and on behalf of the Chief Executive of the Ministry.
- 1.2 The parties to this determination are:
 - Swimtastic (“the applicant”) as the owner of the proposed aquatic centre, acting through a consultant engineer as its agent (“the applicant’s agent”)
 - Auckland Council (“the authority”), carrying out its duties as a territorial authority or building consent authority.
- 1.3 I forwarded a copy of the draft determination to the Office for Disability Issues (ODI) at the Ministry of Social Development, by way of consultation under section 170 of the Act.
- 1.4 I have previously considered access requirements of various proposals put forward by the applicant in Determination 2016/007 (“the first determination”) issued on 24 February 2016. A building consent had been applied for, and the authority had suspended its decision until it received the outcome of the determination. This determination arises from the applicant’s desire to gain confirmation regarding access to one of the three pools in the proposed aquatic centre (“the aquatic centre”).
- 1.5 The matter for determination² is whether the proposed means of access to the swimming pool described in this determination and as part of the larger aquatic centre complies with Clause D1 to the extent required by Section 118 of the Act.

¹ The Building Act, Building Code, compliance documents, past determinations and guidance documents issued by the Ministry are all available at www.building.govt.nz or by contacting the Ministry on 0800 242 243.

² Under section 177(1)(a) of the Act

- 1.6 In making my decision, I have considered the information available from the first determination, the submissions of the applicant, and the other evidence in this matter. I have not considered the requirements of the Act or the Building Code in relation to any other aspects of the aquatic centre, nor have I considered the compliance of the various means of access to the pools in terms of their installation and construction other than as a means of providing an accessible route into the pool.
- 1.7 The relevant sections of the Act, clauses of the Building Code, and paragraphs from NZS 4121³ referred to in this determination, are set out in Appendix A.

2. The aquatic centre, the pools, and the proposed means of access

- 2.1 The aquatic centre will be housed within a 3,200m² building on a 9,000m² site in St Johns in Auckland. The centre will include 150 carparks, reception, waiting, retail and office areas, three swimming pools, sanitary and changing facilities, plant rooms, spectator seating area to the high performance pool, and a mezzanine floor housing a gym. The overall footprint for the aquatic centre has been dictated in part by the need to meet resource consent requirements, and the pool concourse is minimal when compared to a community pool.
- 2.2 The three pools were described in the plans submitted with the application for the first determination; they are a learn-to-swim pool, a teaching pool and a water polo/high-performance pool. The water level for all three pools is flush with the surrounding floor on all sides. This determination considers compliance of the means of access to the teaching pool only; however I have included information on the other two pools to provide context.
- 2.3 The high performance/water polo pool measures 34.5x25m, and has a uniform depth of 2.2m. The pool has a moveable bulkhead, which enables it to be reconfigured, depending on whether it is being used for day-to-day training and coaching, competition swimming, or water polo. The pool has six recessed step ladders with removable handrails set into its sides and a hoist adjacent to the north-eastern corner of the pool. The first determination concluded:
- 7.7.2 ... In the context of this particular pool and its intended use, I consider that the proposed hoist will provide reasonable and adequate access, and together with the step ladders will achieve compliance with Clause D1. In reaching this decision I consider it relevant that users of this pool will, by necessity, need to be able to swim and must be capable of being in water that is over their heads.
- 2.4 The learn-to-swim pool measures 20x8m, and varies in depth from 700 to 950mm. The variation in depth runs across the width of the pool, so that each lane is of a constant depth throughout its length, with some lanes deeper than others. The plan indicates the pool is accessed by way of steps, each with 325mm tread depth and a maximum rise of 180mm, and a moveable hoist at the northwest corner of the pool. The configuration of the steps consists of three steps running along the entire shallow (eastern) side of the pool with a handrail at either end, with four steps to the pool floor at the southeast corner. The first determination concluded that the three means of access achieve compliance, noting further:
- 7.7.7 ... I consider it relevant that users of this pool, being younger children with no or limited swimming skills, are likely to be subject to a much greater level of adult

³ New Zealand Standard NZS 4121: 2001 Design for access and mobility – Buildings and associated facilities

supervision and assistance. A child with a disability using this pool is more likely to be assisted into the pool by an attending adult should they not be able to use the shallow steps or hoist unassisted. I also consider it relevant that the attending adults will of necessity be able to support themselves and a child in the water.

2.5 The pool that is the subject of this determination

2.5.1 The teaching pool measures 25x11.5m, and varies in depth from 950 to 1100mm, again across the width. Two sets of plans were provided in the application; both with four recessed step ladders with removable handrails set into the sides (two at each end of the pool). The plans differed in respect of access for people with disabilities, with the first including a set of accessible stairs inset at the southwest corner along with a hoist to the northwest corner, and the second set of plans including a platform lift in place of the accessible stairs and no hoist.

2.5.2 I note that the proposed means of access to the teaching pool considered in the first determination included a set of removable stairs and a removable hoist. The first determination concluded:

7.7.4 What is required for this particular pool is a permanent means of access that is suitable for unaided use by people with a wide range of disabilities. A previous determination involving access to a community pool⁴ considered whether a hoist and set of accessible stairs was sufficient to meet the requirement for reasonable and adequate access. I am of the view that the intended use of the teaching pool is not dissimilar to the pool considered in that determination, and that the same reasoning applies here. I conclude that the proposed means of access to the teaching pool in this case is not compliant.

2.6 The proposed platform lift

2.6.1 The proposed platform lift is fixed at the pool's edge but is able to be removed. The manufacturer's specifications for the platform lift include the following details:

- a 920mm wide and 800mm deep platform
- user operated with a proximity wristband and an additional pool attendants' remote control; the controls are illuminated (I note here that during the hearing the applicant and agent referred to the user pushing a button to call the lift into the pool rather than the use of a proximity wristband.)
- designed to be used with a custom designed submersible wheelchair that locks into position on the platform
- can be used with several people standing
- a maximum weight capacity of 250kg
- 20 seconds to lower to a 0.9m depth (which is the depth of the teaching pool at the proposed location), with the descent, ascent and depth controlled by the user
- powered by rechargeable batteries with a capacity of 50 uses in and out of the pool, with an approximately one day standby before recharging is required
- a manual winding facility for emergency raising
- the lift can be retro-fitted.

⁴ See paragraph 5.4 of Determination 2014/038 Regarding the compliance of access for people with disabilities to a new swimming pool at the Coastlands Aquatic Centre, Paraparaumu, *Ministry of Business, Innovation and Employment*, 8 September 2014.

3. The background

- 3.1 The first determination discussed the nature of the disabilities and the scope of the potential needs that must be taken into account when designing and constructing 'reasonable and adequate provision by way of access' for people with disabilities. I noted that what may be reasonable and adequate for one person, will not necessarily be so for another and that I need to take into account the broad range of disabilities in determining the compliance of access to the pools within the aquatic centre.
- 3.2 The first determination considered the intended use of each of the pools separately and together, taking into account their design and including any reasonably foreseeable occasional use. I considered that differentiated means of providing access to the three pools is entirely reasonable; what will constitute reasonable and adequate provision for access in the context of one design of pool and its intended use will not necessarily be so in another.
- 3.3 The first determination concluded as follows (in summary):
- The users of the high performance/water polo pool will need to be capable of being in water over their heads and are likely to be able to enter the water from the pool edge unaided, either from the side of the pool or using a hoist.
 - The activities undertaken in the learn-to-swim and teaching pools are likely to differ, particularly in terms of the age groups using them. The shallower learn-to-swim pool is more likely to be used by pre-school and primary school aged children for lessons and general recreation; they may well be accompanied in the pool by an attending adult to assist and supervise them in the water and attending adults will of necessity be able to support themselves and a child in the water.
 - The deeper teaching pool is more likely to be utilised by older children and adults for lessons, games, and fitness classes, with some users of the learn-to-swim pool having the option of using the teaching pool with an alternative means of access. For the same reasons as those set out in a previous determination involving access to a community pool⁵ the means of access required to the teaching pool is a permanent means that is suitable for unaided use by people with a wide range of disabilities.
- 3.4 After issuing of the first determination the agent for the applicant sought further clarification from the Ministry on the means of access that would be considered compliant and elected to make a second determination application. The application for this determination was received on 16 March 2016.

4. Submissions

- 4.1 The applicant's agent made no submission with the application, but provided copies of:
- the first determination 2016/007
 - specification for the proposed platform lift proposed to be installed to the teaching pool
 - two sets of plans showing the means of access to the teaching and learn-to-swim pools (refer paragraph 2.5.1).

⁵ See paragraph 5.4 of Determination 2014/038 Regarding the compliance of access for people with disabilities to a new swimming pool at the Coastlands Aquatic Centre, Paraparamu, *Ministry of Business, Innovation and Employment*, 8 September 2014.

4.2 On 21 March 2016 I sought clarification from the agent regarding whether a set of accessible stairs was included in the plans that included the platform lift. The agent confirmed that the removable sets of stairs proposed in the first determination were no longer included as a means of access to the teaching pool and that the agent was now seeking a determination on whether either the fixed accessible stairs or the platform lift alone would be compliant.

4.3 The hearing

4.3.1 On 24 March 2016 the agent requested a hearing be held. The hearing was held on 21 April 2016 in Auckland. The hearing was attended by two directors for the applicant and the applicant's agent. I was accompanied by a Referee engaged by the Chief Executive under section 187(2) of the Act, together with an officer of the Ministry.

4.3.2 All the attendees spoke at the hearing to clarify various matters of fact and were of assistance to me in preparing this determination. The discussions held at the hearing are summarised below.

4.3.3 The applicant discussed the issues regarding provision of access by way of a ramp with respect to the use of space and loss of revenue. It was acknowledged by all attendees that although a ramp into the teaching pool was one means of achieving compliance, it was not the only means, and that the subject for the determination was whether either the platform lift on its own or the set of accessible stairs in combination with a hoist provided reasonable and adequate access in this particular case. The applicant is of the view that the platform lift provides an equal level of access as a ramp that would be deemed compliant by way of NZS 4121. The agent submitted that as clause D1.3.2 requires only one accessible route, the platform lift on its own is sufficient to meet that requirement.

4.3.4 Discussion was held regarding the functionality of the various means of access used for pools (ramps, hoists, and accessible stairs) and a comparison made with the platform lift. It was noted that:

- a ramp is (typically) a fixed means of access
- a ramp has a greater capacity in terms of a volume of people being able to use it more quickly⁶
- the platform lift would be subject to maintenance, and that may mean that it is unavailable for use during that time.

4.3.5 The agent stated the view that the platform lift on its own was sufficient and effectively replaced the functions provided by a ramp and accessible stairs because the platform lift could be used by people with a wide range of disabilities including those who are ambulatory. In terms of comparative functionality, the applicant and agent submitted (in summary):

- The size of the pool and its use in operation means that the platform lift would be adequate in terms of its capacity. The applicant confirmed that the maximum number of people in the teaching pool at any one time would be 50.
- In circumstances where people need to leave the pool quickly, the water level means that users can roll out of the water onto the side of the pool and in that respect the management systems need to be taken into account. In addition, the

⁶ Under section 7 of the Building Act the "intended use", in relation to a building, includes activities undertaken in response to fire or any other reasonably foreseeable emergency.

management practice of mainstreaming students with disabilities and rostering to avoid a number of students with disabilities in a single class means that there are adequate ratios to address emergency situations.

- A ramp can take people out of their depth, particularly children, and the handrail presents a danger to people swimming in the adjacent lane; people often hit their hands on ramp handrails and typically people will avoid swimming in that lane if possible. Likewise the stairs as proposed present a safety issue, with children drawn to playing in the stair areas where they would be less visible.
- Some people find the water resistance when using a ramp difficult until they reach the point where they are buoyant, and they would typically use stairs as an alternative.
- For a person who uses a wheelchair, the platform lift requires less aid than a ramp in that it can be operated solely by the user, whereas the ramp requires an attendant to enter the pool with the person and remove the submersible chair and then return it when the user is ready to leave.
- As a mechanical device the platform lift would be subject to a compliance schedule⁷, and in that way it is no different from a lift that is used within a building as an alternative means of access to stairs. The moveable hoist at the facility could also be relocated to this pool if necessary in those times the lift was unavailable due to maintenance.
- In comparing a platform lift and a hoist, there is a psychological difference between being “winched” into a pool using a hoist, and standing on a platform that elevates – regardless of whether the user is in a chair or ambulant the platform lift is more familiar because people are used to hydraulic lifts and elevators. The platform lift addresses the aspect of dignity that is sometimes raised when discussing the use of hoists.

4.3.6 The proposed location of the platform lift is to one side of the pool ladders. The applicant’s agent confirmed that there were a number of limitations which meant that they were unable to fit both the platform lift and accessible stairs to the teaching pool;

- neither could be located on the end walls because of the need for swimmers to be able to perform tumble-turns
- there are retractable pool covers at the end, and the egress route also limits the placement.

The agent also noted that the cost of the platform lift would be up to \$70,000 and the addition of accessible steps \$30,000. The agent submitted that the question is not whether a set of accessible stairs and a platform lift could be fitted, but rather whether it is a requirement to have both.

4.3.7 Discussion was held regarding the test of “reasonable and adequate”, which is a requirement in both Clause D1 and section 118. It was noted that:

- the term “adequate” would involve, for example, the issue of volume and capacity; in this case the pool is modest in size

⁷ Schedule 1(8) of the *Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005* includes ‘Lifts, escalators, travellers, or other systems for moving people or goods within buildings’

- in regards to the platform lift being a “reasonable”, it is able to be used by both people who use wheelchairs and ambulant users, and there is little or no difference in terms of dignity for the user in comparison with using a ramp
- the location of the proposed platform lift does not impede the pathway from the main thoroughfare to the pool, and also takes into account the safety of other users easily moving around the platform lift
- there is nothing apparent in the proposal that would limit any reasonably foreseeable use if the operation or ownership changed; acknowledging that alternative means of access could be retro-fitted but that there was no means to enforce that unless alterations were undertaken and access was considered under section 112.

4.3.8 The agent submitted that the need for a pool attendant to take the submersible wheelchair to each user for the purpose of entering and exiting via a ramp would take longer than the platform lift, and it was therefore arguable that the platform lift exceeded the capacity of a ramp.

4.3.9 The agent and applicant also reiterated that the nature of the business operating at the pool, being a private learn-to-swim operation with structured programs, means that users do not enter the pool at will but are entering specifically for classes and when there is an attendant/instructor present.

4.4 Further submissions

4.4.1 After the hearing the applicant provided a letter from Paralympics New Zealand, which supported the approach taken with respect to access provisions to the high performance/water polo pool, and an email dated 19 April 2016 from the Halberg Trust. The Halberg Trust noted that it uses the guiding principles of Universal Design and stated that in respect of provision of access by way of a ramp:

...it would be our opinion that the proposed [platform lift] solution coupled with staff training on how to adapt and modify activities and programmes to be inclusive would be a more appropriate solution. The [platform lift] supports the Universal Design approach that the experience should be user lead, ie.no support needed to use it or supervision as in the case of the older pool hoists. The [platform lift] retains the users dignity where older hoists do not.

...

5. The draft determination and submissions in response

5.1 A draft determination was issued to the parties and to ODI for comment on 12 May 2016.

5.2 In responses received on 16 and 27 May 2016 respectively, the authority and applicant accepted the draft without further comment.

5.3 On 31 May 2016 I sent a reminder to the ODI seeking its comment. ODI responded on 15 June 2016, noting that it supported the decision and commenting that the newer technology of platform lifts seems to provide a more independent and reasonable access to the subject pool.

6. Discussion

6.1 In the first determination I commented that New Zealand lacks comprehensive guidance about the exact nature of access that may be provided to different types of pools, and discussed the requirements set out in NZS 4121⁸. I note that the standard is now 15 years old and does not contemplate the use of the type of platform lift proposed in this determination.

6.2 In the first determination I also discussed the Sport England guidance⁹, and the differences in approach to the types and number of means of access and dependence on the size and function of the pool. I also referred to guidance from the standards in other countries, including the United States of America¹⁰ and Australia¹¹. In the table below have compared the requirements and recommendations from those standards and guidance as they would apply to a pool of this size:

	Number of means of access	Type
Australian Standard 2010	Not less than one means of access. Where perimeter of pool is >70m in length, at least one means by a), b), or c)	a) Fixed or movable ramp, or b) zero depth entry, or c) platform lift d) sling-style lift
USA Standard 2010	No more than one required where pool has less than 91m of swimming pool wall, provided it is of type specified	Sloped entry Hoist ¹²
Sport England Guide 2010	Recommends a variety of means of access.	
	Table 11 (<i>Note this table does not include fixed features such as ramps</i>) Pool equipment for a 25m length swimming pool	<u>Required</u> Single position hoist Portable easy going steps <u>Recommended</u> Multiple position hoist Submersible pool surround lift Mobile hoist

6.3 It is notable that the Australian Standard and the Sport England guidance both contemplate the use of platform style lifts, and that the Australian Standard provides for a platform lift as an alternative means of access to a ramp or zero depth entry for a pool of the size considered in this determination.

6.4 I have previously considered whether the combination of a hoist and a set of accessible stairs would provide reasonable and adequate access to a community swimming pool¹³. I maintain the view expressed in that determination and consider the same reasoning applies in this case, in particular that there will be people who for whatever reason would be unwilling to use a hoist.

6.5 I note that in regards to hoists, the Sport England guidance states that some swimmers find hoists embarrassing and hoists can pose ‘a serious risk to any untrained helper’. The guidance considers the use of submersible platform lifts,

⁸ NZS 4121 is cited in section 119 of the Act as an Acceptable Solution that can be used to establish compliance in respect of access and facilities for people with disabilities

⁹ Sport England, *Accessible Sports Facilities: Formerly known as Access for Disabled People: Updated 2010 guidance* (2010), and *Swimming Pools: Updated guidance for 2013* (Sport England, 2013)

¹⁰ US Department of Justice, *Standards for Accessible Design* (2010)

¹¹ *Australian Disability (Access to Premises – Buildings) Standards 2010*.

¹² The standard uses the term “pool lift”; in New Zealand the same device is described as a hoist.

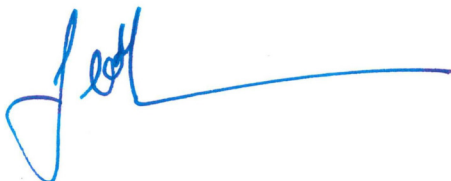
¹³ See paragraph 5.4 of Determination 2014/038 Regarding the compliance of access for people with disabilities to a new swimming pool at the Coastlands Aquatic Centre, Paraparaumu

- which it supports as a dignified means of entering the water for people with limited mobility.
- 6.6 The applicant has proposed to achieve compliance with Clause D1 to the teaching pool by providing a platform lift in addition to the recessed ladders. The platform lift is capable of being used unaided by people with a wide range of disabilities, including those who use wheelchairs.
- 6.7 My view of the platform lift's compliance in this particular case is based on the features and functionality of this particular lift as described in paragraph 2.6.1, and on the teaching pool's size.
- 6.8 While I acknowledge that there would be limitations in terms of cost and design constraints involved in installing a platform lift as well as a set of accessible stairs, I consider that those factors cannot override the requirement for reasonable and adequate access.
- 6.9 However, in this case I have formed the view that the proposed platform lift on its own will provide reasonable and adequate access for people with disabilities to the teaching pool. In making this decision I have taken into account the pool's capacity, the intended use of the pool, and that the lift would be subject to a compliance schedule. I have concluded that in comparison with a ramp the lift is adequate in terms of the functionality provided, and that the platform lift is a reasonable means of access for both people who use wheelchairs and those that are ambulant. I also acknowledge the views expressed by the Halberg Trust and note that the Trust supports the use of the platform lift.
- 6.10 The teaching pool is one of three in the pool complex. The decision made herein with respect to access to the teaching pool is to be read in conjunction with the compliance of the remaining pools as considered in the first determination.

7. The decision

- 7.1 In accordance with section 188 of the Building Act 2004, I hereby determine that the proposed means of access by way of recessed ladders and a platform lift to the teaching pool as part of the pool complex complies with Clause D1 to the extent required by Section 118 of the Act.

Signed for and on behalf of the Chief Executive of the Ministry of Business, Innovation and Employment on 17 June 2016.



John Gardiner
Manager Determinations and Assurance

Appendix A

A.1 The relevant sections of the Act

7 Interpretation

person with a disability means a person who has an impairment or a combination of impairments that limits the extent to which the person can engage in the activities, pursuits, and processes of everyday life, including, without limitation, any of the following:

- (a) a physical, sensory, neurological, or intellectual impairment:
- (b) a mental illness

118 Access and facilities for persons with disabilities to and within buildings

(1) If provision is being made for the construction or alteration of any building to which members of the public are to be admitted, whether for free or on payment of a charge, reasonable and adequate provision by way of access, parking provisions, and sanitary facilities must be made for persons with disabilities who may be expected to—

- (a) visit or work in that building; and
- (b) carry out normal activities and processes in that building.

(2) This section applies, but is not limited, to buildings that are intended to be used for, or associated with, 1 or more of the purposes specified in Schedule 2

Schedule 2 Buildings in respect of which requirement for provision of access and facilities for persons with disabilities applies

The buildings in respect of which the requirement for the provision of access and facilities for persons with disabilities apply are, without limitation, as follows:

- p) places of assembly, including auditoriums, theatres, cinemas, halls, sports stadiums, conference facilities, clubrooms, recreation centres, and swimming baths

119 Acceptable solution for requirements of persons with disabilities

(1) This section applies to—

- (a) the New Zealand Standard Specification No 4121 (the code of practice for design for access and use of buildings by persons with disabilities), together with any modifications to that standard specification in force immediately before the commencement of this section; or

...

(2) A standard specification to which this section applies is to be taken as an acceptable solution

A.2 Relevant provisions of the Building Regulations 1992 are:

CLAUSE A2—INTERPRETATION

In this building code unless the context otherwise requires, words shall have the meanings given under this Clause. Meanings given in the Building Act 1991 apply equally to the building code.

Accessible Having features to permit use by people with disabilities.

Accessible route An access route usable by people with disabilities. It shall be a continuous route that can be negotiated unaided by a wheelchair user. The route shall extend from street boundary or carparking area to those spaces within the building required to be accessible to enable people with disabilities to carry out normal activities and processes within the building.

Adequate means adequate to achieve the objectives of the building code

Clause D1—ACCESS ROUTES**Objective**

D1.1 The objective of this provision is:

...

- (c) ensure that people with disabilities are able to enter and carry out normal activities and functions within buildings.

Functional requirement

D1.2.1 Buildings shall be provided with reasonable and adequate access to enable safe and easy movement of people.

Performance

D1.3.1 Access routes shall enable people to:

...

- (c) move into spaces within buildings by such means as corridors, doors, stairs, ramps and lifts, ...

D1.3.2 At least one access route shall have features to enable people with disabilities to:

...

- (c) have access to and within those spaces where they may be expected to work or visit, or which contain facilities for personal hygiene as required by Clause G1 Personal hygiene.

D1.3.4 An accessible route, in addition to the requirement of Clause D1.3.3, shall:

(a) ...

- (b) have adequate activity space to enable a person in a wheelchair to negotiate the route while permitting an ambulant person to pass,

(c) ...

- (d) contain no thresholds or upstands forming a barrier to an unaided wheelchair user,

- (e) have means to prevent the wheel of a wheelchair dropping over the side of the accessible route,

- (f) have doors and related hardware which are easily used,

- (g) not include spiral stairs, or stairs having open risers,

- (h) have stair treads with leading edge which is rounded, and

- (i) have handrails on both sides of the accessible route when the slope of the route exceeds 1 in 20. The handrails shall be continuous along both sides of the stair, ramp and landing except where the handrail is interrupted by a doorway.

A.3 The relevant New Zealand Standard NZS4121:2001

1.5 Definitions interpretation**1.5.1 Definitions**

ACCESSIBLE means having features that permit use by people with disabilities.

ACCESSIBLE ROUTE means a route that is usable by people with disabilities. It shall be a continuous route that can be negotiated unaided by a wheelchair user, waking device or by a person with a guide dog. The route shall extend from the street boundary or car parking area to those spaces within the building required to be accessible to enable people with disabilities to carry out normal activities and processes within the building.

PEOPLE WITH DISABILITIES means people whose ability to be freely mobile or to access and use buildings is affected by mental, physical, hearing or sight impairment, such as:

- (a) An inability to walk;
- (b) Walking difficulties;
- (c) Reliance on walking aids;
- (d) Partial sightedness or total blindness;
- (e) Hearing disabilities;
- (f) Lack of co-ordination;
- (g) Reaching disabilities;
- (h) Manipulation disabilities;
- (i) Lack of stamina;
- (j) Difficulties in interpreting and reacting to sensory information;
- (k) Extremes of physical size;
- (l) Learning difficulties.

4.2 Accessible route

4.2.3 The accessible route includes paths, car parks, ramps, at least one public entrance, corridors, stairs, doorways and lifts within the building. For non-ambulatory people, the accessible route shall not incorporate any step, stairway, turnstile, revolving door, escalator or other impediment that would prevent it from being safely negotiated.

4.3 General

In order to achieve the objective of 4.1, people with disabilities shall be able to:

...

(d) move freely inside and to use the facilities within the building or facility, except as provided for in this part of the Standard;

12 – Places of assembly, entertainment and recreation

12.3.1.2 Access to the pool

The swimming pool shall be available from an accessible route and unaided access to the water shall be possible from the poolside.

C12.3.1.2 A ramp that leads from the poolside into the pool is the preferred means of access to the water. A slope of 1:12 down to a water depth of 1200mm is acceptable