

6 GENERAL RULE

6.8 PARKING

6.8.1 ISSUES, OBJECTIVES, POLICIES AND METHODS

See Part B(8).

6.8.2 RULES FOR PARKING

- (1) The Performance Standards for Parking in 6.8.3 shall apply where either:
 - (a) An activity is established on a site; or
 - (b) There is a change of activity to one for which more parking spaces are required by the District Plan; or
 - (c) A building is constructed, substantially reconstructed, or added to. Where a building is added to the parking requirement shall apply to the additional area.
- (2) On an application for a discretionary activity Council may decide that a lesser standard of parking may be required where it can be shown by the developer that the parking standard is inappropriate.

6.8.3 PERFORMANCE STANDARDS FOR PARKING

The following performance standards in respect of on site parking spaces shall be a minimum requirement and shall apply to all activities in all zones:

- (1) Household units: 2 spaces for each unit; 1 space for each unit in Residential 2 and Commercial 1A Zones only; 4 spaces for each unit in the Rural Residential (Brookfield Road) Zone only.
- (2) Boarding or Lodging Houses, Community Care Facilities or Hostels: 1 space for 4 residents (see also General Rule 6.8.3 (14));
- (3) Motels: 1 space for each unit plus 1 additional space per 5 units or fraction thereof. Other travellers accommodation and home stays: 1 space per guest room;
- (4) Services Stations; Commercial garages; premises with an Off-Licence under the Sale of Liquor Act, and Shops (except those retail shops located outside the Commercial 1A Zone and exceeding

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- 300 square metres of gross floor area): 1 space per 50 square metres of gross floor area;
- (5) Shops located outside the Commercial 1A Zone, and exceeding 300 square metres of gross floor area: 1 space per 25 square metres of gross floor area;
- (6) Offices: 1 space for every 50 square metres of gross floor area;
- (7) Places of Assembly: 1 space for every 10 persons assessed on maximum seating capacity; provided that where a church and a hall are erected on the same site the maximum requirements applicable to that site pursuant to this sub-clause shall be the maximum requirements as aforesaid in respect of such church or hall whichever is the greatest;
- (8) Cinemas and Theatres: 1 space for every 10 seats the building is designed to accommodate;
- (9) (i) Any industry or goods storage use with the gross floor areas set out below shall provide the lesser of **either** the number of parking spaces indicated:

Building Floor Area	Vehicle Spaces
(a) not exceeding 100m ²	2
(b) exceeding 100m ² but not exceeding 150m ²	3
(c) exceeding 150m ² but not exceeding 250m ²	4
(d) exceeding 250m ² but not exceeding 400m ²	5
(e) exceeding 400m ²	5 car parks plus 1 car park for each 200m ² or part thereof in excess of 400m ²

or 1 space for each employee likely to be employed on the site plus 2 parking spaces;

- (ii) In association with any future development on sites legally described as Lot 1 DP 45192, Lot 2 DP 19458 and Lot 1 DP 19458 in the Commercial 2 Zone, that 20% of the parking required shall be marked for staff car parking only.

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- (iii) In association with any future development on sites legally described as Lots 1 - 4 DP 413460 and any resultant lots at 300 Hilton Highway in the Industrial L Zone, that 12 car parking spaces/800sq.m and 1 Heavy Goods Vehicle space/1,000sq.m of Building Floor Area shall be provided.
- (10) Restaurants and premises with an On-Licence under the Sale of Liquor Act, cafes, and eating places: 1 space for every 5 persons for whom seating is provided for plus 1 space for every 2 staff. Where seating is not provided occupancy shall be assessed on the basis of 1 square metre of bar space per person. In addition to the above requirement, where accommodation is provided, one car parking space shall be provided for every five beds or fraction thereof. Except that in the Commercial 1A, Commercial 1 (Temuka, Geraldine and Pleasant Point) Zones the requirement will be 1 space per 50 square metres of gross floor area;
- (11) Health Professionals (including doctors, physiotherapists, naturopaths, veterinary, dentists): 2 public spaces per health professional plus 1 space per health professional plus 1 space per 2 ancillary staff (e.g. 2 doctors and 2 staff = 7 spaces);
- (12) Education Facilities (pre-school, primary and secondary): 1 space per staff member and 1 space per 10 students aged 16 and over;
- (13) Education Facilities other than pre-school, primary, and secondary: 1 space per staff member plus 1 space per 2 equivalent full time students;
- (14) Community Care, Day Care Centres, and Hospitals: 1 space per staff member (see also General Rule 6.8.3 (2));
- (15) Sports Fields: 1 space per 2 persons designed to be accommodated on the site;
- (16) Where an assessment of the required parking standards results in a fractional space, any fraction under one half shall be disregarded and any fraction of one half or more shall be counted as one space;
- (17) The area of any parking space or spaces and of vehicular access drives and aisles, provided within a building shall be excluded from the assessment of gross floor area of that building for the purpose of ascertaining the total number of spaces required or permitted.
- NOTE 1: See General Rule 6.19.2 on landscaping of car parks.
- NOTE 2: See General Rule 6.7 for dimensions and formation of car parking spaces, access and manoeuvring areas.

6.8.4 CASH IN LIEU OF PARKING

Where parking spaces cannot be located on a site because of a rule in the District Plan or other practical difficulty Council shall require cash in lieu of parking, based on the following criteria:

- (1) The area per car parking space is 22 square metres. (This assumes the most efficient possible parking layout using the car parking dimensions including aisles for a 2.5 metres wide car parking space.)
- (2) The value of the land per square metre being developed by the developer for which a contribution is required.
- (3) The number of car parks the development requires under the District Plan.
- (4) The cost to form and seal car parks.

The cash contribution shall be calculated according to the following formula: $22 \times \text{value of land per m}^2 \times \text{number of car parks plus the cost to form and seal car parks plus GST} = \text{cash in lieu}$.

NOTE: The cash contributions will be placed in Council's parking fund for use in providing or upgrading publicly provided car parking facilities in the vicinity of the land to which the contributions relate to.

6.8.5 WORK PLACE TRAVEL PLANS

That Work Place Travel Plans be provided for all staff working at the shopping complex in the Commercial 2 Zone bounded by Chalmers Street, Wai-iti Road and Sealy Street and these plans promote an alternative means of travelling to work to.