

31 RULES FOR CAR PARKING

31.1 Car park provisions in accordance with these standards shall be made for all activities.

Activities Table

Policies 10.4.1, 16.4.4, 16.4.5

Car Parking Activities	All Zones
Any activity that does not comply with the parking standards specified in rule 31.1	D
Exemption:	
Sites solely occupied by unstaffed utilities or in the Central Business District if rule 31.9 applies.	

Key

P Permitted activity
D Discretionary activity

Activity	Minimum car parks required
Dwelling units (excluding family flats and sites with more than four dwelling units)	Two per dwelling unit
Comprehensive Residential Developments	1 per dwelling unit except where access is provided from either a Primary or Secondary Arterial (as specified in chapter 37 of the Plan) in which case 2 car parks per dwelling unit shall be provided
More than four dwelling units on any site (except for Comprehensive Residential Developments)	Two for each of the first four dwelling units, plus one for each additional dwelling unit over four
Home occupations	Two per dwelling unit plus one per two employees present on the site at any one time
Family flats	One per unit
Retail premises up to 1500m ²	1 per 100m ² net floor area
Retail premises more than 1500m ² but less than 3000m ²	2 per 100m ² net floor area
Retail premises more than 3000m ² but less than 5000m ²	3 per 100m ² net floor area
Retail premises more than 5000m ²	5 per 100m ² net floor area
Taverns	One per 12m ² of net floor area, accessible to the public

Activity	Minimum car parks required
Professional, commercial and administrative offices with less than 2,000m ² net floor area	One per 40m ² net floor area
Professional, commercial and administrative offices with greater than 2,000m ² net floor area	One per 35m ² net floor area
Service stations	One per four fuel dispensers plus four per service bay
Manufacturing industry and workshops	One per 100m ² net floor area
Warehouses	One per 300m ² net floor area
Rest homes	One per three residents (includes beds used by staff)
Commercial accommodation, hotels, and motels	One per room or unit of accommodation
Restaurants	One for every four persons the restaurant is designed to accommodate, plus a minimum of five queuing spaces for any drive-in takeaway facility 30 for every 100 persons bar space capacity plus one for every two staff employed on the site at any one time
Medical rooms	Three per medical practitioner employed on the site at any one time
Veterinary clinics	Three per practitioner employed on the site at any one time
Educational activities, including childcare	One per full time equivalent staff member plus one for every 10 students over 16 years of age present at any one time
Clubrooms, theatres, halls, churches, places of public and private assembly, including museums and indoor sports facilities	One for every four persons the building is designed to accommodate
Notes:	
<ul style="list-style-type: none"> Where any particular activity is not listed in 31.1, then the car park requirement of any activity similar in character shall apply. If there are two or more activities that are similar in character, the highest parking rate shall apply. 	
<ul style="list-style-type: none"> If there is more than one activity on a site, the car park provision shall be determined by each individual activity located on the site. This is only applicable if each activity is physically separated from each other. If this is not the case, the activities will be assessed as one and the highest car park requirement applicable shall apply. 	
<ul style="list-style-type: none"> When the assessment of the number of necessary car parks results in a fractional space, the number of car parks to be provided shall be rounded down to the nearest whole number. 	

31.2 Car parks required by this standard shall be available for vehicles used in association with the activity at any time the activity is carried out.

Policies 10.4.1, 16.4.4, 16.4.5

31.3 All car parks and loading areas shall be surfaced and maintained so they do not create a dust nuisance or allow vehicles to carry deleterious materials such as mud, stone, chips or gravel onto any road, footpath or service lane.

Policy 16.4.1

31.4 Two or more owners or occupiers of any one site may jointly make provision, by way of formal agreement, for car parks or loading facilities for their buildings or activities. This is subject to the total number of car parks not being less than the sum of the spaces required for the various buildings or activities calculated separately. The car parks that are required may be located on land other than the site but must be within 150m of it.

Policies 10.4.1, 16.4.4, 16.4.5

31.5 Provision shall be made for all vehicles associated with any permitted activity in the Rural Zone to be parked and manoeuvred on the site.

Policy 16.4.1

31.6 Every car park shall be designed and constructed in accordance with the Code of Practice for Civil Engineering Works.

Policy 16.4.1

31.7 Every car park shall be designed to ensure that vehicles are not required to reverse onto State Highways.

Policy 16.4.4

31.8 Where any car parking area accommodates more than five vehicle spaces and adjoins a site which is zoned Rural, Residential, Open Space, or Special Activity, then it shall be effectively screened from that site by a close boarded fence, wall or landscaping of no less than 1.6m in height.

Policy 16.4.1

A car parking area with more than five vehicle spaces that adjoins a road shall also be screened by a landscaped strip within the site of at least 0.6m in width. Note that additional landscape requirements apply in the Special Activities Zone.

31.9 The standards in rule 31.1 do not apply in the Central Business District, as delineated on the Planning Maps, where:

Policy 16.4.5

- The total number of car parks on the site is not reduced; and
- A new building is erected with a floor space of 1500m² or less; or
- There is a change in the activity carried out in an existing building; or
- The floor space of an existing building is extended by not more than 10%.

31.10 Car Parking Levy

Policies 10.4.1,
16.4.1

Instead of requiring the number of car parks under the relevant standards of this plan, Council may accept a monetary contribution to provide, extend or upgrade car parking in the vicinity of the site. The maximum car parking levy that Council may require is indicated below. Such contributions may only be considered if it can be demonstrated that it would be inappropriate or impractical to provide all the required on-site parking, or if alternative convenient parking is available.

Car Parking Levy = C x N x I

C = the cost to Council of providing a single car park that includes the construction and land costs.

N = the number of car parks required to meet the requirements of rule 31.1 of this Plan.

I = the intensity of use:

$$\frac{\text{hours of operation between 0900 \& 1800 hrs/day}}{\text{hours between 0900 \& 1800 hrs/day}}$$

Matters for Consideration

31.11 Matters that may be relevant in the consideration of any resource consent may include the following:

Car parks

- Compliance with the Code of Practice for Civil Engineering Works.
- Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.
- Whether the use will not generate the demand for the required car parking as anticipated in the Plan rules.
- Whether people using the facility use other means of transport to get to the site.
- Whether additional car parking would adversely affect the character and amenity value of the site, or the development of the surrounding environment.
- Whether car parking can be easily accommodated on nearby streets or in public car parks without causing congestion, danger or loss of amenity.
- Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely.