

Selwyn District Plan Review – Proposed Parking Requirements

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1. Introduction

This Technical Note provides further detail on the car and cycle parking requirements that are recommended to be included in the proposed Selwyn District Plan. This has included reviewing the preferred options developed in the District Plan Transport Baseline Review (Abley, 2018), the subsequent Selwyn District Parking Strategy (2019) and how these have been translated into the initial draft provisions (Tables 8 to 10 in APP-TRAN-TR2).

The proposed approaches were workshopped with District Plan review staff on 15 August 2019, in particular the approach for the larger town centres (Rolleston and Lincoln).

2. Baseline Review and Parking Strategy



The Abley District Plan Transport Baseline Review (DW009 - Transport, 2018) reviewed car parking management approaches in District Plans around NZ. It identified that parking should be managed more strategically in the larger town centres in the district (namely Rolleston and Lincoln) compared with smaller centres and the remainder of the district. It essentially recommended that in Rolleston and Lincoln, parking should be controlled or restricted by applying maximum parking rates or facilitating consolidated communal public parking areas. In contrast, minimum parking rates would apply elsewhere (including the smaller town centres) albeit the rates may be reduced for some activity types to reduce the chance of an oversupply of parking that can occur with minimum parking rates.



The Selwyn District Parking Strategy was prepared by NovoGroup subsequent to the Baseline Review (dated 2019). It includes a recommended package of parking management options that vary substantially across different areas of the district.



Table 1 on the following pages summarises the differences in parking management recommendations between the Parking Strategy and the Transport Baseline Review parking recommendations. It is noted that the parking strategy recommended differing parking management approaches for three areas within the Rolleston and Lincoln KACs, whereas the Baseline review applied the same approach to the whole of the KAC areas. Also, the parking strategy recommends the application of parking reduction factors for a number of areas. Although parking reduction factors were discussed (and included as options) in the Baseline review, it was not a recommended option for the Selwyn District due to the low density nature and limited transport options available in Selwyn meaning reduction factors are likely to have little effect.

The parking approaches for the town centres was discussed with District Plan review staff with the aim of arriving at a more streamlined approach between the different areas of the district whilst recognising the different character and use of the larger town centres compared with the smaller centres.

Table 1 Comparison of Parking Management Approaches

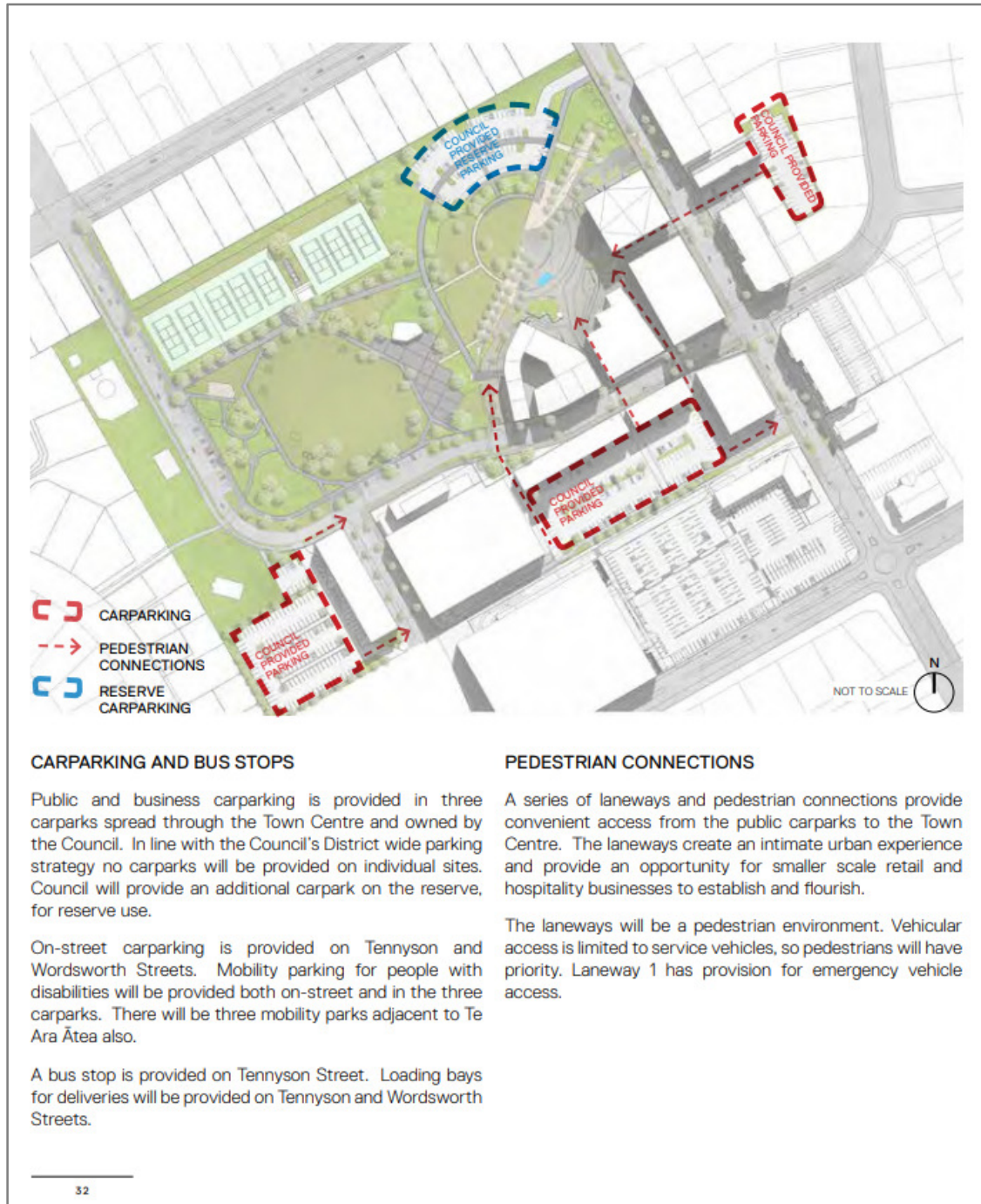
Location	Parking Strategy Recommendations	District Plan Transport Baseline Review Recommendations	Discussion
<p>Core retail precincts within Rolleston and Lincoln KACs (i.e. Rolleston Precincts 1 and 8, and Lincoln Precinct 1)</p> <p>Rolleston - Dark blue area only</p>  <p>Lincoln – red area only</p> 	<p>No private parking permitted, however Council plans to provide shared public off-street parking spaces in and around these locations.</p> <p>Development contributions applied for activities to partially fund the establishment and operation of public parks.</p>	<p>Either maximum parking rates, or no parking requirement with council supplying public parking. A contribution to help fund the parking could be applied (through targeted rates).</p>	<p>Council is planning to provide off-street public spaces (300 in Rolleston Precincts 1 and 8 (west of Tennyson St) and 200 spaces for Lincoln KAC Precinct 1 (east)) so the DP needs a mechanism to allow this public parking whilst not permitting parking for each activity.</p>

Location	Parking Strategy Recommendations	District Plan Transport Baseline Review Recommendations	Discussion
<p>N-E parts of Rolleston KAC and Lincoln KAC Precinct 5 along Gerald Street</p> <p>Rolleston – purple area only</p>  <p>Lincoln – yellow area only</p> 	<p>Investigate options to provide public parking and remove on-site parking requirements or apply 'remainder of Rolleston/Lincoln KACs management.</p>	<p>Either maximum parking rates, or no parking requirement with council supplying public parking. A contribution to help fund the parking could be applied (through targeted rates).</p> <p>The Abley report did not differentiate this area from the rest of the Rolleston and Lincoln KACs.</p>	<p>Council does not have plans for providing public parking in these areas aside for some public parking for the health hub and school drop off areas.</p>

Location	Parking Strategy Recommendations	District Plan Transport Baseline Review Recommendations	Discussion
<p>Remainder of Rolleston and Lincoln KACs</p> <p>Rolleston – green area only</p>  <p>Lincoln – red area only</p> 	<p>No parking requirements and shared public parking (and development contributions), or minimum parking rates with reduction factors.</p>	<p>Either maximum parking rates, or no parking requirement with council supplying public parking. A contribution to help fund the parking could be applied (through targeted rates).</p>	<p>No parking requirements and shared public parking (and development contributions) would not provide any certainty over how much public parking is required if no private parking is provided. However, the nature of the activities already in these areas means the risk of no private parking being provided is low.</p> <p>Applying minimum parking rates with reduction factors (second option in Parking Strategy) for these small areas of the KACs seems an arbitrary requirement and is likely to result in very different outcomes compared with the remainder of the KAC areas.</p>

Location	Parking Strategy Recommendations	District Plan Transport Baseline Review Recommendations	Discussion
Other activity centres including Darfield, Leeston, Southbridge, Dunsandel, Prebbleton, West Melton, Coalgate, Glentunnel and Castle Hill	No parking requirements and shared public parking (and development contributions), or minimum parking rates with reduction factors.	Revise minimums based on current supply and demand – requires assessment of changes to floor areas and extent of zones.	Applying reduction factors to minimum parking requirements for these activity centres is likely to have no effect as these centres serve large catchments with very limited transport options other than private vehicle. Abley recommend that minimum parking rates apply to these activity centres.
Local and neighbourhood centres	Reduced minimum parking requirements	Revise minimums based on current supply and demand – requires assessment of changes to floor areas and extent of zones.	Abley recommend that reduced minimum parking rates apply for activities that are anticipated in these areas satisfying the Parking Strategy recommendation whilst being cognisant of the potential for unacceptable levels of parking overspill on adjacent streets.
Business 2 and 3 and residential zones	Minimum parking rates with reduction factors. For Residential medium density - further consideration of alternative arrangements to achieve communal car parking or use of dedicated on-street parking where available.	Minimum parking rates	Abley recommend that minimum parking rates apply to activities that are anticipated in these zones.
Remainder of district	Minimum parking rates	Minimum parking rates	Abley recommend that minimum parking rates apply. Note this will apply to activities locating in the rural zone however, some design requirements may be different in this zone (for example, the parking may not need to be fully sealed).

The Rolleston Town Centre Design Guidelines (August 2019) provide a framework for the future design and layout within the Rolleston Town Centre. Of particular relevance is a figure showing the location of Council provided parking within the town centre (refer to figure below) however it is acknowledged that the location of the parking areas is still subject to change.



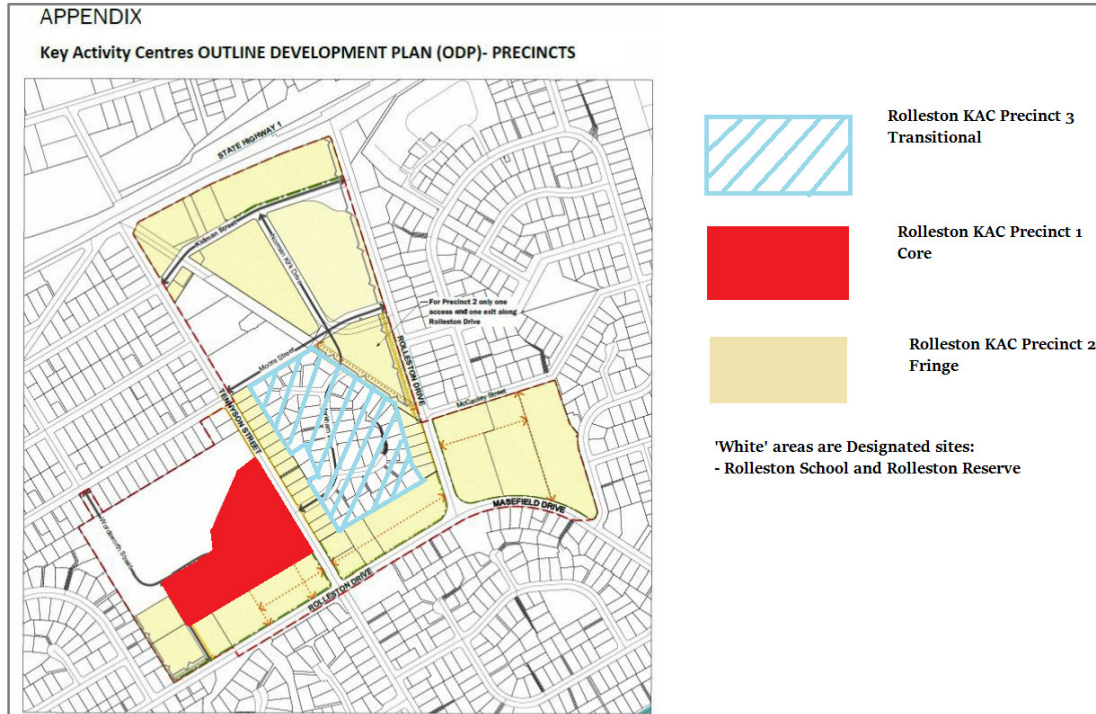
3. Proposed Parking Requirements

Table 2 below summarises the recommended approach to parking management for incorporating into the proposed district plan. The proposed precincts within Rolleston are provided below the table.

Table 2 Proposed Parking Management Approaches

Location	Recommended Approach
Town Centre Zones – Rolleston Core and Lincoln Core	<p>No parking permitted for activities anticipated in the town centre plans (i.e. retail, food and beverage, possibly office). Parking for these activities will be provided in Council owned public car parking areas and development contributions should be sought (outside of the District Plan) to fund some of the construction, operation and possibly maintenance of the car parks.</p> <p>All other activities will require minimum activity based car parking rates.</p>
Town Centre Zones – Rolleston and Lincoln Fringe and Transitional	All other activities will require minimum activity based car parking rates set at a relatively low level to minimise the chance of oversupply.
Other Activity Centres, Service Activity Centres and Rural Activity Centres (to be confirmed by Council and could include Darfield, Leeston, Prebbleton, West Melton, Southbridge, Hororata, Kirwee)	Minimum activity based car parking rates, including lower rates for food and beverage, retail and commercial services as set out in the operative plan
Remainder of the district (including activities establishing in the rural zone)	Minimum activity based car parking rates

Rolleston KAC proposed precincts



3.1 Minimum car parking requirements (excluding Town Centre zones)

Table 8 of the draft provisions contains a large activity list which requires confirmation and consolidation. Many of the listed activities do not require parking rates as they are very specific activities where a more general description can apply.

Table 3 lists the activities, recommended definitions and minimum car parking rates that are recommended to be included in the proposed plan. Note, the parking rates are proposed to apply to the entire district except for the town centre zones as outlined in Table 2. The source of the definitions and rates and any comments on the definitions are shown in red. For clarification:

- Operative plan: existing definition in SDC operative plan to be rolled over
- Proposed plan: based on definitions provided by Jessica Tuilaepa on 6 September 2019

Table 3 Car Parking Requirements (excluding Town Centre Zones)

Activity	Definitions	Operative Plan Parking Rate	Recommended Minimum Parking Rate (source)
Office	Means a place where administrative, business, clerical or professional and, or management activities are conducted (Proposed Plan)	2.5 spaces per 100m ² GFA	2.5 spaces per 100m ² GFA (same as operative plan)
Food and beverage	<p>Means a retail activity involving the sale of food and, or beverages prepared for immediate consumption on or off the premises including restaurants, taverns, cafes and takeaway bars but does not include supermarkets, dairies or bottle stores (Proposed Plan)</p> <p>Drive through facilities - Means a food and beverage activity where goods are sold to customers whom remain within their vehicle and for the purpose of determining car parking the queue length shall be provided from the first point of contact, usually where orders are placed.</p>	<p>4.5 spaces per 100m² PFA for the first 150m² then 19 spaces per 100m² PFA thereafter.</p> <p>Where there is no public floor area, one space shall be provided per staff member employed on the site at any one time.</p> <p>For drive-throughs specifically, the Operative Plan requires 5 stacked parking spaces per booth or facility.</p>	<p>4.5 spaces per 100m² PFA for the first 150m² then 19 spaces per 100m² PFA thereafter (same as operative plan)</p> <p>Where there is no PFA, for example a drive through only, one space shall be provided per staff member employed on the site at any one time and 5 stacked parking spaces per booth or facility.</p>
Retail activity	<p>Means the use of land and/or buildings for displaying or offering goods for sale to the public. It includes food and beverage, but excludes drive through facilities, commercial services, service stations, garages and workshops and trade retail and trade suppliers. (Proposed Plan)</p> <p>Note that the above definition includes Food and beverage but it also has its own definition. To address this, either food and beverage should be excluded from retail activity or structure the parking requirements as follows:</p> <ul style="list-style-type: none"> Food and beverage outlets: parking requirement (noting Drive through facilities as a subset) Other retail activity not specified above: parking requirement <p>Note that supermarkets are covered within the retail activity definition which is acceptable as the same parking requirements apply.</p>	4.5 spaces per 100m ² GFA and/or outdoor display area	4 spaces per 100m ² GFA (Abley)

Activity	Definitions	Operative Plan Parking Rate	Recommended Minimum Parking Rate (source)
Large format and bulk goods retail	<p>Means a retail tenancy exceeding 450m² gross floor area, excluding supermarkets. (Proposed Plan)</p> <p>Large format (or slow trade) and bulk goods retail tends to have a significantly lower parking demand by floor area than general retail activity and therefore it is recommended that a separate definition and parking requirements should apply.</p>	2.5 spaces per 100m ² GFA and/or outdoor display area	2.2 per 100m ² GFA (NZTA RR 453)
Trade retail and trade suppliers	<p>Trade retail and trade suppliers means a business engaged in sales to businesses and institutional customers and may also include sales to the general public, and wholly consists of suppliers of goods in one or more of the following categories:</p> <ul style="list-style-type: none"> • automotive and marine suppliers; • building suppliers; • catering equipment suppliers; • farming and agricultural suppliers; • garden and patio suppliers; • hire services (except hire or loan of books, video, DVD and other similar home entertainment items); • industrial clothing and safety equipment suppliers; and • office furniture, equipment and systems suppliers. (Proposed Plan) 	Not specified. The closest alternative is the “Slow trade and bulk goods retail” activity with the following rate: - 2.5 spaces per 100m ² GFA and/or outdoor display area	<p>2 spaces per 100m² GFA and 1 space per 100m² ODA (Abley)</p> <p>ODA=outdoor display area</p>

Activity	Definitions	Operative Plan Parking Rate	Recommended Minimum Parking Rate (source)
Commercial services	<p>Means a business providing personal, property, financial, household, private or business services to the general public as a commercial activity and includes, but is not limited to:</p> <ul style="list-style-type: none"> • airline and entertainment booking services; • betting shops; • copy and quick printing services; • customer banking facilities; • customer postal services; • counter insurance services; • credit unions, building societies and investment co-operatives; • dry cleaning and laundrette services; • electrical goods repair services; • footwear and leather goods repair services; • hairdressing and beauty salons and barbers; • key cutting services; • money lenders; • real estate agents and valuers; and • travel agency services; • veterinary clinics (where the animals do not reside on site overnight) and pet shops. <p>(Proposed Plan)</p>	<p>The closest applicable rate is “Retail activities generally (including Commercial)”:</p> <p>4.5 spaces per 100m² GFA and/or outdoor display area</p>	3.2 per 100m ² GFA (Abley)
Service station, garage and workshop	<p>Means any site which may include any one or more of the following activities;</p> <ul style="list-style-type: none"> • retail sale of motor vehicle fuels, including petrol, LPG, CNG and diesel; • sale or hire of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts, trailers and other accessories normally associated with motor vehicles; 	3 parking spaces per work bay	<p>3 queuing spaces per work bay (Operative plan)</p> <p>1 space per 100m² GFA for convenience retail (Abley)</p>

Activity	Definitions	Operative Plan Parking Rate	Recommended Minimum Parking Rate (source)
	<ul style="list-style-type: none"> the mechanical repair/maintenance, servicing and cleaning of motor vehicles (other than heavy vehicles) and domestic garden equipment but not panel beating, spray painting and heavy engineering such as engine reboring and crankshaft grinding; truck stops; inspection and certification of motor vehicles; the ancillary sale of other goods for the convenience and comfort of service station customers; but shall not include any industrial activity. (Proposed Plan) 		
Place of assembly	<p>The Community Facility definition includes land and buildings used by the community, however buildings such as cinemas, theatres, places of worship etc will have much higher parking demands than sports grounds. Therefore, a definition for Places of assembly is required.</p> <p>Means the use of land and buildings for gathering of people, includes cinemas, theatres, concert venues, conference and private function facilities, arts and cultural centres, places of worship, community centres and halls. (Proposed Plan)</p>	10 spaces per 100m ² public area or 1 space per 10 seats, whichever is greater	0.25 per person the facility can accommodate at any one time (Abley)
Sports and recreation facilities	<p>means sports grounds, playing fields, sports courts and gymnasiums for public or private use.</p> <p>Note: these activities fall under an overarching Community facility definition along with place of assembly, however the parking demands are quite different.</p>	Sports grounds and playing fields: - 15 spaces per hectare of playing fields	<p>Sports grounds and playing fields: 15 spaces per ha of playing fields. (Operative plan)</p> <p>Sports courts: 6 per court (Abley)</p> <p>Gymnasium: 6 per 100m² GFA (Abley)</p>
Emergency services facilities	Means police stations, fire stations, ambulance stations, and emergency training and co-ordination facilities of the emergency services. (Proposed plan)	No applicable rate	1 visitor space for each emergency services vehicle operating from the site. (FENZ)

Activity	Definitions	Operative Plan Parking Rate	Recommended Minimum Parking Rate (source)
			1 staff space for each emergency services vehicle operating from the site. (FENZ)
Healthcare facility	<p>Means land and/or buildings used for the provision of physical and mental health services, or health-related welfare services, for people by registered health practitioners (approved under the Health Practitioners Competence Assurance Act 2003). These include:</p> <ol style="list-style-type: none"> 1. medical practitioners; 1. dentists and dental services; 2. opticians; 3. physiotherapists; 4. medical social workers and counsellors; 5. midwives; 6. paramedical practitioners; and <p>include the following facilities:</p> <ol style="list-style-type: none"> 1. diagnostic laboratories; 2. day care facilities for the elderly and disabled; 3. integrated family health centres; and 4. accessory offices and retail activity to the above; but <p>exclude facilities used for:</p> <ol style="list-style-type: none"> 1. the promotion of physical fitness, such as gymnasiums and/or pools (except where ancillary to a hospital service or treatment programme); and <p>beauty clinics;</p> <p>(Proposed Plan)</p>	<p>Health care services:</p> <p>3 spaces per professional staff member employed on-site at any one time</p>	<p>Whichever is greater between the following:</p> <ul style="list-style-type: none"> - 3 spaces per practitioner employed on site at any one time or - 5 spaces per 100m² GFA <p>(Waimakariri District Plan)</p>

Activity	Definitions	Operative Plan Parking Rate	Recommended Minimum Parking Rate (source)
Hospital	<p>means land and/or buildings used for the provision of medical or surgical treatment of, and health services for, people. It includes:</p> <ul style="list-style-type: none"> • ambulance facilities; • medical research and testing facilities; • first aid and other health-related training facilities; • rehabilitation facilities, including gymnasiums and pools; • hospital maintenance and service facilities; • accessory offices and retail activities, including pharmacies, food and beverage outlets and florists; and • accessory commercial services, including banks and dry-cleaners. (Proposed Plan) 	<p>Closest activity types:</p> <p>“Health care services”:</p> <ul style="list-style-type: none"> - doesn’t differentiate a hospital from a GP practice for example; - requires 3 spaces per professional staff member employed on-site at any one time. <p>“Research Facilities”:</p> <ul style="list-style-type: none"> - 1 space per 2 full time equivalent staff 	1 per 350m ² GFA (Christchurch District Plan)
Visitor accommodation	Means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities. (Proposed plan)	1 space per bed plus 1 space per 2 staff	1.1 spaces per unit or 1 space per 4 beds for dormitory style accommodation. (Abley) Note dormitory accommodation will need to be defined.

Activity	Definitions	Operative Plan Parking Rate	Recommended Minimum Parking Rate (source)
Residential unit	Means a building or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. (Proposed plan)	2 spaces per residential dwelling except no spaces required for Living Z medium density	1 space per unit where unit is less than 150m ² GFA, 2 spaces per dwelling otherwise, except that no spaces are required for residential dwellings in the Living Z Medium Density areas identified on an ODP. (Operative plan and Christchurch District Plan). Note that no parking requirements for Living Z Medium Density are a roll over from operative plan and given the location, there will still be some parking demand. If these areas are included in the Plan, it is likely that developers will provide parking to meet market demands. Alternative is to apply residential rate which is likely to result in 1 space required per unit (as less than 150m ² GFA).
Care home	A home for the care of elderly people or people with special needs excluding a hospital. (not currently defined in Proposed Plan definitions, therefore the above is from the Operative Plan)	1 space per 3 clients	1 per 3 beds (Operative plan – clients replaced with beds)
Retirement village	Means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities. (Proposed Plan)	No applicable rate	Determine rate based on component activities. For example, apply: <ul style="list-style-type: none"> • 'residential unit' rate to any apartments, units and villas • 'care home' to areas used for supported residential care

Activity	Definitions	Operative Plan Parking Rate	Recommended Minimum Parking Rate (source)
Home business	Means a commercial activity that is: <ul style="list-style-type: none"> a) undertaken or operated by at least one resident of the site; and b) is incidental to the use of the site for a residential activity. (Proposed plan) 	No applicable rate	Calculate by applying the 'residential unit' rate to the residential component and the relevant rate to the area used for the home business component.
Industrial excluding warehousing and distribution	Means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed or partly processed materials) or goods. (Proposed plan) <p>For the purposes of calculating parking requirements, warehousing and distribution activities generally have a much lower parking demand and therefore a different parking requirement should apply. Therefore it is recommended that warehousing and distribution is defined separately to industrial activities.</p>	1.5 spaces per 100m ² GFA	1.5 spaces per 100m ² GFA (Operative plan)
Warehousing and distribution	means the storage and sorting of materials, goods or products pending distribution. (Proposed Plan)	1.5 spaces per 100m ² GFA (falls under "Industrial Activities")	0.5 space per 100m ² GFA (Christchurch District Plan)
Pre-school	means land or buildings used for early childhood education under the age of six years. It includes a creche, kindergarten, play centre, education and care service or kohanga reo. (Proposed plan)	0.26 spaces per child (including drop-off and staff parking)	0.1 space per child plus 0.5 space per FTE staff (Waimakariri and Christchurch District Plans)
School	means land or buildings used for teaching or training by schools (based on NPS definition for Educational Facility as no definition in Proposed plan)	1 space per full time equivalent staff member, plus 1 space per 8 students over 16 years of age, and <p>Visitor/set down parking at:</p> <ul style="list-style-type: none"> • Primary schools: 1 space per 6 students 	1 space per 25 students (year 8 and below), 0.5 spaces per 25 students (year 9 and above) plus 0.5 spaces per FTE staff. (MoE) <p>It is noted these rates are significantly lower than the operative plan and reflect the aim that students should be encouraged to travel on foot, by cycle/scooter or public transport. Most schools will trigger the proposed High</p>

Activity	Definitions	Operative Plan Parking Rate	Recommended Minimum Parking Rate (source)
		<ul style="list-style-type: none"> All other education facilities: 1 space per 20 students under 16 years of age except that in respect to student parking, any required on site parking provision can be deferred until a minimum of 5 spaces are required. At such time that the 5th space is required, the car parks shall be formed and sealed on site within 6 months of that time. 	Traffic Generating Activity rule where staff and student travel patterns should be identified and appropriate provision (including set down parking etc) can be confirmed in the ITA.
Tertiary Education	means the use of land and/or buildings for the purpose of facilitating tertiary education, training, development and instruction and/or related research and laboratories; and includes ancillary and accessory administrative, cultural, commercial, community, staff and student facilities, conferencing, accommodation, retail and recreational facilities. (proposed plan)	1 space per full time equivalent staff member, plus 1 space per 8 students over 16 years of age, and Visitor/set down parking at: <ul style="list-style-type: none"> All other education facilities: 1 space per 20 students under 16 years of age 	0.3 per student (NZTA RR453)
Research	Land and buildings for scientific research, inquiry or investigation, product development and testing, and consultancy and marketing of research information; and includes laboratories, quarantines, pilot plant facilities, workshops and ancillary administrative, commercial, conferencing, accommodation and retail facilities. (Operative plan as no definition provided in Proposed plan)	1 space per 2 full time equivalent staff	1 per 2 FTE staff (Operative plan)

Activity	Definitions	Operative Plan Parking Rate	Recommended Minimum Parking Rate (source)
Public transport facilities	means land and buildings, used for, or ancillary to, scheduled passenger transport services. This may include a public transport interchange, bus stops and bays, taxi ranks, drop-off and pick-up points, park and ride facilities, cycle parking areas, shelters, waiting rooms, ticket office, information centre, luggage lockers, public toilets, showers, changing rooms and ancillary activities. (Proposed plan)	N/A	N/A
Temporary activity	means the short term or infrequent use of any land, building or structure for an activity and their ancillary buildings which are not part of a permanent activity that occurs on the site. (proposed plan)	N/A	N/A
Mixed use activities	<p>The High Traffic Generating Activity rule will require a definition for mixed use activities. Suggest the following:</p> <p>Mixed use activities means development which combines within a building, buildings or development area, a range of activities including residential activity, commercial activities and/or community activities. (Christchurch District Plan)</p>		Definition applies for HTGA rule only

Some developments will not clearly fall under any of the above defined activities. Where an activity falls under more than one definition then the higher requirement shall apply, and where an activity does not fall in a particular category then the closest in definition shall apply. Also need to ensure there are adequate rules/advice notes to ensure only ancillary activities (i.e. those less than 10% of the total GFA) do not need to be separated out when calculating parking requirements. i.e. The total requirement for the site shall be the sum of the parking requirements for each activity (for any activity that exceeds 10% of the total GFA) (as per CCC DP Appendix 7.5.1). Treatment of fractional parking spaces also needs to be rolled over (E13.1.1.5 of operative plan).

Table 4 sets out the variations to the parking rates for selected activities in some zones as set out in Table 2.

Table 4 Town Centre and Local Centre parking requirements

Activity	Explanation	Recommended Minimum Parking Rate
Lincoln and Rolleston Core		
Retail	Council managed public parking will be provided to service these activities in the town centre cores.	No private parking permitted

Activity	Explanation	Recommended Minimum Parking Rate
Commercial services		
Food and beverage		
Offices		
Any other activities		District wide rates apply
Lincoln and Rolleston Fringe and Transitional		
Retail	Apply lower rates as per operative plan in Table E13(b)	3.3 spaces per 100m ² PFA or GFA, whichever is the greater. Where there is no PFA, one space shall be provided per staff member employed on the site at any one time.
Commercial services		
Food and beverage		
Any other activities		District wide rates apply
Town centres (e.g. Darfield, Leeston and Southbridge)		
Food and beverage	Roll over operative plan rate as this is already lower than district wide rate i.e. Table E13.1(c)	3.5 spaces per 100m ² PFA for the first 150m ² then 15 spaces per 100m ² PFA thereafter. Where there is no PFA, one space shall be provided per staff member employed on the site at any one time.*
Retail and Commercial services	Roll over operative plan rate as this is already lower than district wide rate i.e. Table E13.1(c)	3.5 spaces per 100m ² GFA and/or outdoor display area. *
Any other activities		District wide rates apply
Neighbourhood centres		

Activity	Explanation	Recommended Minimum Parking Rate
Food and beverage	Roll over operative plan rate as this is already lower than district wide rate i.e. Table E13.1(c)	4 spaces per 100m ² PFA for the first 150m ² then 17 spaces per 100m ² PFA thereafter. Where there is no PFA, one space shall be provided per staff member employed on the site at any one time.*
Retail and Commercial services	Roll over operative plan rate as this is already lower than district wide rate i.e. Table E13.1(c)	4 spaces per 100m ² GFA and/or outdoor display area. *
Any other activities		District wide rates apply
Local centres		
Food and beverage	Roll over operative plan rate as this is already lower than district wide rate i.e. Table E13.1(c)	2 spaces per 100m ² PFA for the first 150m ² then 15 spaces per 100m ² PFA thereafter. Where there is no PFA, one space shall be provided per staff member employed on the site at any one time.*
Retail and Commercial services	Roll over operative plan rate as this is already lower than district wide rate i.e. Table E13.1(c)	2 spaces per 100m ² GFA and/or outdoor display area. *
Any other activities		District wide rates apply

* Note: these rates include staff and customer parking. i.e. The greater of 1 space or 15% of the total spaces for the activity shall be marked on-site to provide a minimum level of staff parking.

3.2 Minimum dimensions for car parking

Table 11 of the draft provisions specifies minimum parking area dimensions. There are some discrepancies between the dimensions listed in this table and those specified in the relevant standards (AS/NZS 2890.1, NZS 4121 and AS/NZS 2890.6) as shown in **Table 5** below. The red text and strikethrough in the table below outlines the changes that need to be made to the dimensions based on these standards. In particular the aisle width for short term 90 degree angle parking should be increased to at least 5.8m.

Table 5 Minimum Parking Area Dimensions

Type of user	Parking angle (°)	Stall width (m) To be increased by 300mm where they abut a permanent obstruction (e.g. wall)	Aisle Specified for one-way, forward entry. Two-way aisles shall be 5.5m minimum)	Stall depth (m) 5.0m if low kerb allows overhang, but this overhang shall not encroach on required landscape areas
Long Term Tenant, employee and commuter parking, universities – generally all-day parking	90 (Perpendicular)	2.4	6.2	5.4
	60	2.4	4.9	5.4
	45	2.4	3.9	5.4
	30	2.1	3.1	5.4
Medium Term Town centre parking, sports facilities, entertainment centres, hotels, motels, - generally medium-term parking	90	2.5	5.8	5.4
	60	2.5	4.6	5.4
	45	2.5	3.7	5.4
	30	2.3	3.0	5.4
Short Term Short-term town centre parking, shopping centres, supermarkets, hospitals and medical centres (generally where children and goods can be expected to be loaded into vehicles)	90	2.6	5.4 5.8	5.4
	60	2.6	4.3	5.4
	45	2.6	3.5	5.4
	30	2.3 2.5	2.9	5.4
			8.0	5.4
Mobility Parking	As above	3.2 3.6	As above	5.4
All Users	Parallel	2.5	3.3 (one way) 5.5 (two way)	5.4 5.4

Advisory notes

- Mobility parking is subject to requirements under the New Zealand Building Code contained in the [BA04](#) that includes the need to locate mobility parks as close as practicable to the building entrance.
- For further design guidance is contained in the New Zealand Building Code within the [BA04](#) D1: Access Routes or Australian Standard Off-street Parking, Part 1: Car Parking Facilities, [ASNZ 2890.1-2004](#) and [NZS421: 2001](#) Design for Access and Mobility – Buildings and Associated facilities.

3.3 Cycle Parking Rates

A key recommendation from the Transport Baseline review is to require cycle parking supply specific to the land use activity. Previous work undertaken by Abley, as well as the NZTA Cycle Parking Planning and Design Guidance informed the identification of appropriate rates for the proposed District Plan.

Table 6 contains the list of recommended cycle parking rates including an explanation as to how the rate was selected. The visitor and staff components have been separated as it is recommended that design and location criteria be applied depending on who will use the cycle parking and their length of stay. For example, visitor parking should be located in close proximity to a main entrance and staff parking should be located in a covered and secure area.

Note: the table uses the same activity types and definitions of these activity types as **Table 3** which relates to car parking rates.

Table 6 Recommended Cycle Parking Rates

Activity	Short Term (Visitors)	Long Term (Students/Staff/Residents)	Explanation / Source
Office	1 space per 500 m2 GFA (2 spaces minimum)	1 space per 100 m2 GFA	Informed by rates in other plans and scenario testing
Food and beverage	1 space per 100 m2 GFA (2 spaces minimum)	1 space per 100 m2 GFA	Informed by rates in other plans, scenario testing and professional judgement.
Retail activity	1 space per 150 m2 GFA (2 spaces minimum)	1 space per 500 m2 GFA	Informed by scenario testing and professional judgement.
Large format and bulk goods retail	2 spaces	1 space per 750m2 GFA	Informed by scenario testing and professional judgement.
Trade retail and trade suppliers	2 spaces	1 space per 750m2 GFA	Christchurch rates and scenario testing have informed the rates selection for trade and yard based retail (including garden centres)
Commercial services	1 space per 500 m2 GFA (2 spaces minimum)	1 space per 200 m2 GFA	Christchurch rates and scenario testing
Service station, garage and workshop	2 spaces	Nil	Professional judgement – noting that 2 spaces can be accommodated by 1 staple style stand (a bike on each side of the staple)
Place of assembly	1 space per 30 people the facility is designed to accommodate	10% of visitor requirements	Informed by Christchurch rates and professional judgement
Sports and recreation facilities	Sports grounds and Sports courts: 1 space per 15 participants the facility is designed to accommodate Gymnasiums: 1 space per 100m2 GFA	Sports grounds and Sports courts: Nil Gymnasiums: 1 space per 300m2 GFA	Review of rates in other plans and professional judgement.

Activity	Short Term (Visitors)	Long Term (Students/Staff/Residents)	Explanation / Source
Emergency services facilities	Nil	1 per 5 FTE staff	Similar activities and professional judgement
Healthcare facility	1 space per 200 m2 GFA	1 space per 300 m2 GFA	Rate selected following scenario testing.
Hospital	1 space per 1000 m2 GFA	1 space per 300m2 GFA	Christchurch rates have been adopted
Visitor accommodation	Nil	1 per 10 visitor accommodation units where there is no garage provided	NZTA Cycle Parking Planning and Design
Residential unit	Nil	1 residents' space per dwelling where there is no garage provided	Informed by rates in other plans and professional judgement.
Care home	1 space per 50 clients	1 space per 30 clients	Christchurch rates have been adopted
Retirement village	1 space per 10 units, for developments with 10 or more units	Nil	Christchurch rates have been adopted
Home business	Nil	Nil	Common rate in other plans
Industrial excluding warehousing and distribution	Nil	1 space per 1,000m2 GFA (2 spaces minimum)	Informed by rates in other plans and professional judgement.
Warehousing and distribution	Nil	1 space per 1,500m2 GFA (2 spaces minimum)	Informed by rates in other plans, scenario testing and professional judgement.
Pre-school	1 space per 10 children	1 space per 3 FTE employees	Informed by Christchurch rates for childcare centres, as well as scenario testing
School	Primary School: 1 space per 30 students Secondary School: 1 space per 100 students	Primary School: 1 space per 7 students Note: Scooter parking is not normally specified as a District Plan requirement as scooter storage can be achieved in many	Informed by Christchurch rates and professional judgement

		ways whereas cycle parking requires dedicated space.	
		Secondary School: 1 space per 5 students	
Activity	Short Term (Visitors)	Long Term (Students/Staff/Residents)	Explanation / Source
Tertiary Education	1 space/ 100 FTE students	1 staff space per 4 FTE staff and 1 student space per 4 FTE students	Christchurch rates have been adopted
Research	1 space per 500 m2 GFA	1 staff space per 4 FTE staff	Rates derived from similar activities (Office and Tertiary Education)