



Full Council Meeting - 2nd June 2022

Item 9: Accessible Parking Attachments

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Attachment A – Independent Commissioner Recommendation Report

QUEENSTOWN LAKES DISTRICT COUNCIL

**RECOMMENDATIONS ON VARIATION TO CHAPTER 29 PROPOSED DISTRICT PLAN
AND TO CHAPTER 14 OPERATIVE DISTRICT PLAN**

AMENDMENTS TO ACCESSIBLE PARKING PROVISIONS

**REPORT AND RECOMMENDATIONS OF HEARINGS COMMISSIONER ROBERT
CHARLES NIXON**

Terminology in these Recommendations

Queenstown Lakes District Council	'the Council'
The Proposed District Plan	'the PDP'
The Operative District Plan	'the ODP'
Resource Management Act 1991	'the RMA'
National Policy Statement on Urban Development Capacity 2020	'the NPS – UD'

Introduction

This report and recommendations relate to amendments to the Accessible Parking Provisions contained in both the Operative and Proposed District Plans. The Variation to the Proposed Plan and the Change to the Operative Plan were notified on 28 October 2021 and a summary of submissions thereon was notified on 20 January 2022. Four submissions were received on the variation and plan change, but no further submissions were received¹.

The submitters either did not request to be heard or withdrew their request to be heard. Accordingly, no hearing was required, and I have prepared this report and made my recommendation on the papers. The Section 42A report was prepared by Ms Tara Hurley, a Policy Planner at the Queenstown Lakes District Council.

1.0 DESCRIPTION OF PROPOSED VARIATION AND PLAN CHANGE

1.1. The origin of this Variation and Plan Change as notified results from the promulgation of the National Policy Statement on Urban Development (NPS – UD) 2020. This NPS has the effect of preventing District Plans from requiring a minimum number of carparks for activities and directed that provisions having that effect be removed from District Plans.

1.2. Policy 11 of the NPS – UD states as follows:

In relation to car parking:

a) the district plans of Tier 1, 2 and 3 territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks;

b) and Tier 1, 2 and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans.

1.3. Queenstown Lakes District Council is a Tier 2 local authority².

1.4. However, the NPS – UD also provides that District Plans are not prevented from containing minimum requirements for accessible car parks, reflecting the need for

¹ Section 42A report, paragraph 3.2

² section 42A report paragraph 6.13

access to facilities for people who have restricted mobility³. It also enables the specification of standards where developers choose to provide parking. The difficulty faced by the Council arises from the fact that car parking requirements for accessible parking contained in both the ODP and the PDP were set out on the basis of these being required as a *proportion* of the total number of carparks to be provided by an activity. Accordingly, the removal of minimum car parking requirements generally would also have the effect of removing any requirements for accessible parking.

- 1.5. For this reason, the Council has initiated the Variation and Plan Change to address this problem by specifying standalone minimum standards for accessible parking. I note at this point that the scope of the Variation and the Plan Change is not to review the adequacy or otherwise of the accessible parking provisions, but rather to reintroduce (retain) the accessible parking provisions contained the ODP and the PDP. I understand the Council has also commenced work on a Comprehensive Parking Management Plan as envisaged under Policy 11 of the NPS – UD⁴.
- 1.6. The Variation to the PDP effects Table 29.3 – ‘Standards for activities outside roads’– and Rule 29.5.5. Although the variation addresses a very discrete component of the rules, these include a significant number of standards reflecting the number of different activities and zones. The accessible parking provisions in the Variation to the PDP are attached as **Appendix 1**, as amended by these recommendations. Similarly, the accessible parking provisions in the Change to the ODP (Rule 14.2.4.1 (viii) – Car Spaces for People with Disabilities and Table 1) are attached as **Appendix 2**, as amended by these recommendations.
- 1.7. The recommendations as to whether each of the four submissions be accepted or rejected, are contained in **Appendix 3**.
- 1.8. The PDP has now reached an advanced stage through the review and appeal process. The Section 42A report notes that in September 2016 the Council approved the separation of the PDP into two volumes, Volume A and Volume B. The former consists of the chapters notified in Stages 1, 2 and 3 of the PDP. Any other land falls within Volume B of the PDP and includes zones that have not yet been reviewed (i.e. land in the Gorge Road area, the Queenstown Town Centre expansion and a number of Special Zones). Any appeals against the provisions in Chapter 29 of the PDP have,

³ NPS – UD, Policy 11(a)

⁴ Section 42A report, paragraph 4.9

with one exception, been resolved and this matter is not relevant to the subject of accessible parking⁵.

- 1.9. While Chapter 29 covers matters relevant to accessible parking in all but a small part of the zoning pattern within the District⁶, it is also necessary in the meantime for the provisions in the ODP to be amended to address those zones pending the completion of the PDP process.
- 1.10. The Variation was accompanied by a Section 32 Evaluation and a pre-circulated s42A report prepared by Ms Hurley dated April 2022. Ms Hurley added that she prepared the Variation and Plan Change, and the Section 32 Evaluation. Her S42A report focused on analysing the submissions and the amendments she considered would be appropriate in response to these.

2.0 STATUTORY CONSIDERATIONS

- 2.1 In preparing or changing its District Plan, the matters to be considered by a territorial authority are specified under section 74 RMA. Relevantly, these include its functions under section 31, the provisions of Part 2, its obligations to prepare and have regard to an evaluation report under section 32, a national policy statement, and a regional policy statement.
- 2.2 With respect to the consultation required during the preparation of a proposed plan⁷, Aukaha and Te Ao Marama were consulted by the Council. The former had no objection to the proposals, and the latter did not provide any specific comment⁸. Apart from serving copies as required on statutory bodies, Ms Hurley noted that given the directives contained in the NPS – UD, community wide consultation was not undertaken.
- 2.3 I am satisfied that the approach taken by the Council with respect to consultation was appropriate having regard to the directive nature of the NPS – UD, and recognising that the narrow scope of the Variation and Plan Change which did not have the effect

⁵ Section 42A report, paragraph 3.1

⁶ Ibid, paragraph 3.4

⁷ Clause 3(1)(d) of Schedule 1 RMA

⁸ Section 32 Evaluation, paragraphs 5.8 and 5.9

of significantly changing the provisions that previously existed in both plans with respect to accessible parking.

- 2.4 As required, the Council undertook a section 32RMA Evaluation. The section 32 Evaluation noted that⁹;

The level of detailed analysis in this evaluation is low, to reflect the scale and significance of the effects of the implementation of the proposed provisions. The proposal seeks to ensure the continued provision of accessible parking, throughout the District, by maintaining the requirement for accessible parking at current levels, when non-accessible parking minimums have been removed from the district plans. This is only a change to how accessible parking provisions are expressed in the Operative District Plan and Proposed District Plan, not a change to the number required.

- 2.5 I consider this approach that has been taken by the Council is appropriate. I note that there are no new objectives proposed or amendments required to existing objectives. It is entirely unsurprising that the existing provisions of the ODP and the PDP are supportive of the need to provide for accessible parking for the benefit of the disabled community. The Section 32 Evaluation¹⁰ sets out the objectives and policies supporting such provision in the PDP¹¹ and within the ODP¹², with which the Variation and Plan change are consistent. In addition, the Variation and Plan Change are also consistent with the provisions of the Partially Operative Regional Policy Statement 2019, and the Proposed Otago Regional Policy Statement 2021¹³.

- 2.6 The scope of the Variation and Plan Change is also very narrow and restricted to a specific component of car parking regulation. In the case of the Variation, the proposal amounts to a change to the existing proposed plan, which further narrows the scope of matters to be considered under Section 32. The proposal has been necessitated by the need to give effect to the necessary regulation of accessible car parking, where the amendments are a consequence of the way the rules were previously drafted.

⁹ Ibid, paragraph 9.1

¹⁰ Section 32 Evaluation, paragraphs 6.23 and 6.24

¹¹ Strategic Objectives 3.2.6 and 3.2.6.1, and Policy 29.2.2.1(a)

¹² Section 14, Objective 2 and Policy 2.3; Objective 5 and Policy 5.3

¹³ Section 32 Evaluation, paragraphs 6.16 to 6.20

- 2.7 There is no significant change to the content or scope of the accessible parking provisions. Finally, the amendments are necessitated by requirements mandated by the NPS – UD. I agree with the observation made in the Section 32 Evaluation, that retaining the ‘status quo’ (i.e., not amending the plans) is not an available option¹⁴.
- 2.8 Having regard to the provisions of Section 32(1)(b)(ii) I consider there is no prospect that the implementation of the Variation in Plan Change would have any adverse effects on economic growth or employment.
- 2.9 The Council’s s32 evaluation considered the ‘reasonably practicable options’ as being:
- (1) ‘uncoupling’ the required minimum number of mobility parking spaces from the total number of carparks as currently specified in the ODP and the PDP;
 - (2) a comprehensive re-evaluation of the accessible parking provisions.
- 2.10 I agree that these are the only two realistic alternatives. One submission specifically raises the desirability of adopting option (2) as discussed later in the assessment of the submissions. I support the Council’s preferred alternative adopting option (1) bearing in mind the relative urgency created by the otherwise unqualified deletion of the current parking provisions as required under the NPS – UD which would otherwise leave the parking needs of mobility impaired people unaddressed. A comprehensive review of accessible parking provisions is desirable, but would potentially be a significant and time-consuming exercise, and noting that the proposed plan provisions are broadly consistent with New Zealand Standard 4121 with respect to accessible parking standards¹⁵.

3.0 ASSESSMENT OF SUBMISSIONS

- 3.1 There were 4 submissions made on the Variation and Plan Change.
- 3.2 A submission was lodged by Mr Duncan Edwards on behalf of Age Concern Southland. Mr Edward’s submission was specific to the matter of parking provision

¹⁴ Section 32 Evaluation paragraph 11.3

¹⁵ Section 42A report, paragraphs 4.4 – 4.5

for the elderly with mobility problems, such as aged care residences and healthcare facilities. His contention was that the Variation and Plan change did not go far enough.

- 3.3 He observed that Queenstown Lakes District is entering a period of demographic change with an increasing number of retirees choosing to move into the District, a factor that needed to be taken into account. He considered that accessible parking provisions were in some cases ‘ludicrously low’ citing the example of hospitals and elderly persons housing, compared to other activities such as homestays. He was not persuaded that a later review of car parking standards, as suggested in the officer’s report, was sufficient because in his view developers would in the interim simply provide the minimum required, and it would too late to reallocate developed land at a later stage for accessible parking. However in the penultimate sentence of this submission he stated that:

“All in all, I implore the QLDC to hold off on the mobility car parking proposals, and to give priority consideration to the needs of the community both now and in the future”.

- 3.4 The officer’s report sought to compare accessible parking requirements under New Zealand Standard 4121 with those in both the ODP and the PDP. This indicated that with the exception of the required allocation where total carpark numbers were between 50 and 100 parks, the PDP met or exceeded the New Zealand Standard, although the ODP fell short of the standard in some cases. There are two points I think are important here. Some developments do not require a resource consent, and in these circumstances it would be the provisions of the New Zealand Standard 4121 which would apply and not the provisions in the District Plan. Secondly, I agree with the reporting officer that the review of the District Plan (which has been an enormous process in terms of resources) is moving to the point where the ODP will be completely supplanted by the PDP. The majority of zones of the District are now subject to the provisions of the PDP, so a comprehensive review of the accessible parking provisions in the ODP at this late stage would not seem justified.

- 3.5 The submitter’s suggestion that the Council hold off on the parking proposals would have the inevitable result that there would be no regulatory provision for accessible parking at all until such time that a variation to the PDP were undertaken. There may be some merit in the submitters concerns, although there is no evidential basis before me to determine whether providers of hospital facilities or elderly persons housing are making inadequate provision for accessible parking in this district. Similarly, there

is no evidential basis for me to consider what level of provision would be appropriate. To it least some degree, it would seem reasonable to assume that providers of elderly persons housing and hospital facilities would provide sufficient accessible parking because it is in their own interests, and in the interests of their patients and community to do so, not because they are forced to do so by provisions in the plan. This may not be the case with purely 'commercial' developments.

- 3.6 The thorough review suggested by the submitter, in the form of a Comprehensive Parking Management Plan, is encouraged under the NPS – UD, but will need to be an extensive undertaking requiring adequate research as to accessible parking demand for a range of activities. Given the time and resources that this is likely to involve, I consider that having no provision at all in the meantime for accessible parking in the ODP and the PDP would not be appropriate. For that reason, I recommend that this submission be rejected.
- 3.7 A submission from Jonathan Sanders opposes the provision for the application of accessible parking requirements for residential visitor accommodation (such as airbnb) on the basis that much of this accommodation consists of residential dwellings being used by travellers who are unlikely to generate demand for accessible parking.
- 3.8 From from reviewing the Section 42A report it appears that there may be a misunderstanding as to the application of accessible parking rules to residential visitor accommodation. Under the PDP (which now applies to most zones in the District) there is no requirement for accessible parking to be provided for residential units, which include residential visitor accommodation¹⁶. Under the ODP (which is gradually being fully supplanted by the PDP) accessible parking would only apply in circumstances where there are between 5 and 11 units on a site¹⁷, which is unlikely to apply to the kinds of small businesses outlined by the submitter. For these reasons I recommend that this submission be rejected.
- 3.9 Brian Fitzpatrick of Remarkables Park Ltd submitted on a specific rule (29.5.5.31) in Table 29.3 of the Proposed Variation, which relates to an 'unstaffed utility'. An example of such a facility might be an electricity substation. It appears that when this rule was drafted, an error may have occurred, because the rule refers to parking requirements for multiple utilities, an outcome which the submitter quite correctly points out is very unlikely to arise. A requirement for accessible parking for an

¹⁶ Section 42A report, paragraph 5.2

¹⁷ Ibid, paragraph 5.3

unstaffed utility would seem to be an anomaly. The Section 42A report recommended that the submission be allowed, and I agree, as the application of an accessible parking requirement to an unmanned utility is arguably a nonsense.

3.10 The consequence of allowing this submission is that the Variation be amended by deleting Rule 29.5.5.31 from Rule 29.5.5 (Mobility Parking Spaces).

3.11 The final submission was lodged by Paterson Pitts Group which although supporting the Variation and Plan Change with respect to retaining accessible parking provisions, expressed opposition to the application of the provisions where there is more than one activity proposed on a site. As an example, it was noted that:

“..... if a site was to be developed with three different activities such as unit style visitor accommodation (11 units), a commercial recreation activity (28 people) as well as a restaurant (over 250 m²) each of these activities will be considered separately and require a set number of mobility car parks”.

3.12 It was noted that under the PDP rules prior to the Variation, under the above scenario 39 car parks would be required, of which two would be mobility spaces. As now proposed through the Variation seven mobility spaces would be required on the basis of each component of the activity being assessed separately. The submitters sought that an amendment be made to both the Variation and the Plan Change to add an exemption stating that:

“.....where two or more activities are located on one site the activity with the greater mobility parking requirement is the number of mobility parks which are required” (or similar wording).

3.13 The reporting officer was of the opinion that the submission had identified an unintended issue with the drafting of the provisions. Her preferred solution was to adopt an exemption, adopting the wording proposed by the submitter set out above.

3.14 I agree that the submission has raised a valid concern with the application of the rules and concur with the proposed wording being incorporated into the Variation and the Plan change as an exemption. This would be achieved by adding a new subclause 'b' under 29.5.5 'Mobility Parking Spaces' in the Variation to the PDP, and a corresponding new subclause 'b' under 14.2.4.1 (viii) 'Car Spaces for People with Disabilities' in the Plan Change to the ODP.

3.15 These amendments have been incorporated into Appendices 1 and 2 attached to this report and recommendations.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 The proposed Variation and Plan Change does not change any objectives of the PDP or the ODP. Both are consistent with the relevant objectives and policies of the PDP and the ODP.

4.2 I am satisfied that the Variation and Plan Change are a necessary consequence of the requirement to remove minimum parking standards from the PDP and the ODP as required under the National Policy Statement on Urban Development 2020.

4.3 The Variation and Plan change are an appropriate means of giving effect to Policy 11 of the NPS – UD and ensuring that provision is made for accessible parking for people in the community with restricted mobility. This is consistent with the purpose of the Act as specified in section 5 RMA, and in particular provision for the social well-being and the health and safety of the community. In making this comment, I note that the Council has commenced work on the preparation of a Comprehensive Parking Management Plan.

4.4 I consider the Variation and Plan Change, subject to minor amendment, satisfy the requirements of section 32 RMA.

4.5 The limited scope of the Variation and Plan Change does not impact on any of the relevant matters of national importance under section 6 RMA or offend against the principles of the Treaty of Waitangi under Section 8 of the RMA.

4.6 Overall, I consider that the Variation, as proposed to be amended by this section 42A report and recommendations, would achieve the purpose of the RMA in terms of Section 5.

4.7 I recommend that the Variation as amended and set out in attached **Appendices 1 and 2** be approved. Text to be removed is shown as ~~strikeout~~, and text to be added is shown as underlined.

4.8 My recommendations as to whether the submissions made on the Variation or the Plan Change be accepted or rejected, are set out in **Appendix 3**.

A handwritten signature in black ink, appearing to read "R. Ryan".

Hearings Commissioner

11 April 2022

Attachment B – Recommended Amendments to the PDP

Appendix 1 - Variation to Rule 29.5.5 - Mobility Parking spaces (Proposed District Plan Chapter 29 – Transport)

Key:

Any black underlined or ~~strike through~~ text, reflects the notified variation.

S42A Report dated 18 March 2020: Recommended changes to the notified provisions are shown in red underlined text for additions and ~~red strike through text~~ for deletions.

29.5 Rules – Standards for activities outside roads

	Table 29.3 - Standards for activities outside roads	Non-compliance status						
29.5.5	<p>Mobility Parking spaces</p> <p>a. Other than in relation to residential units and visitor accommodation with less than 6 guests, wherever an activity requires parking to be provided, mobility parking spaces shall be provided in accordance with the following minimum standards:</p> <p>b. <u>Where two or more activities are located on one site, the activity with the greater mobility parking requirement is the number of mobility parks provided.</u></p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th>Total number of parks to be provided by the activity or activities on the site</th> <th>Minimum number of mobility parking spaces required</th> </tr> </thead> <tbody> <tr> <td>1 to 10 spaces:</td> <td>1 space</td> </tr> <tr> <td>11 to 100 spaces:</td> <td>2 spaces</td> </tr> </tbody> </table>	Total number of parks to be provided by the activity or activities on the site	Minimum number of mobility parking spaces required	1 to 10 spaces:	1 space	11 to 100 spaces:	2 spaces	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. The number, location, and design of mobility parking spaces, including the accessibility of the spaces to the building(s); and</p>
Total number of parks to be provided by the activity or activities on the site	Minimum number of mobility parking spaces required							
1 to 10 spaces:	1 space							
11 to 100 spaces:	2 spaces							

More than 100 spaces	2 spaces plus 1 space for every additional 50 parking spaces provided			b. Effectiveness of the associated signage.
	<u>Activity</u>	<u>Resident/ Visitor</u>	<u>Staff/ Guest</u>	
29.5.5.1	<u>Elderly persons housing unit and elderly care homes, either within a retirement village or not</u>	<p><u>Residential units:</u> <u>1 – 10 residential units = 1 space</u> <u>11 – 100 residential units = 2 spaces</u> <u>>100 residential units = 2 spaces plus 1 additional space for every additional 50 residential units</u></p> <p><u>Elderly care homes:</u> <u>1 – 50 beds = 1 space</u> <u>51 – 500 beds = 2 spaces</u> <u>>500 beds = 2 spaces plus 1 additional space for every additional 250 beds</u></p>	<p><u>Elderly care homes:</u> <u>1 – 50 beds = 1 space</u> <u>51 – 500 beds = 2 spaces</u> <u>>500 beds = 2 spaces plus 1 additional space for every 250 beds provided</u></p>	
29.5.5.2	<u>Homestay</u>	<u>1 – 10 bedrooms = 1 space</u> <u>11 – 100 bedrooms = 2 spaces</u> <u>>100 bedrooms = 2 spaces plus 1 additional space for every 50 bedrooms</u>	<u>0</u>	
29.5.5.3	<u>Unit type visitor accommodation (includes all units containing a kitchen</u>	<p><u>Studio unit/1 bedroom unit:</u> <u>1 – 40 studio units/1 bedroom units = 1 space</u></p>	<u>0</u>	

	<p>facility such as motels and cabins) in the:</p> <ul style="list-style-type: none"> • <u>High Density Residential Zone</u> • <u>Medium Density Residential Zone between Park and Suburb Streets, Queenstown</u> • <u>Business Mixed Use Zone</u> 	<p><u>41 – 400 studio units/1 bedroom units = 2 spaces</u> <u>>400 studio units/1 bedroom units = 2 plus 1 additional space for every 200 units provided</u></p> <p>All other units: <u>1 – 20 units = 1 space</u> <u>21 – 200 units = 2 spaces</u> <u>>200 units = 2 spaces plus 1 additional space for every 100 units</u></p>		
29.5.5.4	<p>Unit type visitor accommodation (includes all units containing a kitchen facility. E.g. motels and cabins) in the:</p> <ul style="list-style-type: none"> • <u>Medium Density Residential Zone in Wanaka</u> • <u>Medium Density Residential Zone in Arrowtown</u> • <u>The Jacks Point Village Activity Area of the Jacks Point Zone.</u> 	<p>Studio unit and 1 bedroom unit: <u>1 – 14 studio units/1 bedroom units = 1 space</u> <u>15 – 143 studio units/1 bedroom units = 2 spaces</u> <u>>143 studio units/1 bedroom units = 2 spaces plus 1 additional space for every 71 units</u></p> <p>2 bedroom unit: <u>1 – 10 units = 1 space</u> <u>11 – 100 units = 2 spaces</u> <u>>100 units = 2 spaces plus 1 additional space per 50 units</u></p>	0	

			<p><u>unit comprising 3 or more bedrooms:</u> <u>1 – 7 units = 1 space</u> <u>8 – 67 units = 2 spaces</u> <u>>67 units = 2 spaces plus 1 additional space for every 33 units</u></p>		
29.5.5.5	<p><u>Unit type visitor accommodation (includes all units containing a kitchen facility. E.g. motels and cabins) in the:</u></p> <ul style="list-style-type: none"> • <u>Low Density Residential Zone</u> • <u>Arrowsmith Residential Historic Management Zone</u> 	<p><u>1 – 5 units = 1 space</u> <u>6 – 50 units = 2 spaces</u> <u>>50 units = 2 spaces plus 1 additional space for every 25 units</u></p>	0		
29.5.5.6	<p><u>Unit type visitor accommodation (includes all units containing a kitchen facility such as motels and cabins) except in those zones listed in standards 29.8.10 - 29.8.13 above</u></p>	<p><u>1 – 10 units = 1 space</u> <u>11 – 200 units = 2 spaces</u> <u>>200 units = 2 spaces plus 1 additional space for every additional 100 units</u></p>	<p><u>For developments comprising 10 or more units:</u> <u>10 – 100 units = 1 space</u> <u>101 – 1,000 units = 2 spaces</u> <u>>100 units = 2 spaces plus 1 additional space for every additional 500 units</u></p>		

<p><u>29.5.5.7</u></p>	<p><u>Guest room type visitor accommodation (e.g. hotels) in the:</u></p> <ul style="list-style-type: none"> • <u>High Density Residential Zone</u> • <u>Medium Density Residential Zone between Park and Suburb Streets, Queenstown</u> • <u>Business Mixed Use Zone</u> 	<p><u>1 – 40 guest rooms = 1 space</u> <u>41– 500 guest rooms = 2 spaces</u> <u>>500 guest rooms = 2 spaces plus 1 additional space for every additional 250 guest rooms</u></p>	<p><u>1 – 200 beds = 1 space</u> <u>201 – 2,000 beds = 2 spaces</u> <u>>2,000 beds = 2 spaces plus 1 additional space for every additional 1,000 beds</u></p>	
<p><u>29.5.5.8</u></p>	<p><u>Guest room type visitor accommodation (e.g. hotels) in all zones other than zones listed in Rule 29.8.15</u></p>	<p><u>1 – 31 guest rooms = 1 space</u> <u>32 – 60 guest rooms = 2 spaces</u> <u>61 – 500 guest rooms = 2 spaces</u> <u>>500 guest rooms = 2 spaces plus 1 additional space for every additional 250 guest rooms</u></p>	<p><u>1 – 50 guest beds = 1 space</u> <u>51 – 500 guest beds = 2 spaces</u> <u>>500 guest beds = 2 spaces plus 1 additional space for every additional 250 guest rooms</u></p>	
<p><u>29.5.5.9</u></p>	<p><u>Backpacker hostel type accommodation</u></p>	<p><u>1 – 50 guest beds = 1 space</u> <u>51 – 500 guest beds = 2 spaces</u> <u>>500 guest beds = 2 spaces plus 1 additional space for every additional 250 guest rooms</u></p>	<p><u>1 – 200 beds = 1 space</u> <u>201 – 2,000 beds = 2 spaces</u> <u>>2,000 beds = 2 spaces plus 1 additional space for every additional 1,000 beds</u></p>	

29.5.5.10	<u>Commercial activity, other than where the commercial activity is more specifically defined elsewhere in this table (Table 29.5)</u>	<u>1 - 250 m² = 1 space</u> <u>251 - 2,500 m² = 2 spaces</u> <u>>2500 m² = 2 spaces plus 1 additional space for every additional 1,250 m²</u> <u>Note: all areas are calculated according to GFA</u>	<u>0</u>	
29.5.5.11	<u>Industrial activity or service activity, other than where the activity is more specifically defined elsewhere in this table (Table 29.5)</u>	<u>0</u>	<u>Indoor and outdoor area/GFA:</u> <u>1 – 500 m² = 1 space</u> <u>501 – 5,000 m² = 2 spaces</u> <u>>5,000 m² = 2 spaces plus 1 additional space for every additional 2,500 m²</u> <u>Except that the following applies to GFA used for warehousing and indoor or outdoor storage (including self-storage units):</u> <u>1 – 1,000 m² = 1 space</u> <u>1,001 – 10,000 m² = 2 spaces</u> <u>>10,000 m² = 2 spaces plus 1 additional space for every additional 5,000 m²</u> <u>And for distribution centres:</u> <u>1 – 1,000 m² = 1 space</u> <u>1,001 – 10,000 m² = 2 spaces</u> <u>>10,000 m² = 2 spaces plus 1 additional space for every additional 5,000 m²</u>	

				<p><u>Note: all areas are calculated according to GFA</u></p>	
	<p><u>29.5.5.12</u></p>	<p><u>Motor vehicle repair and servicing</u></p>	<p>a. <u>servicing/ workshop area</u> <u>1 - 250 m² = 1 space</u> <u>251 – 2,500 m² = 2 spaces</u> <u>>2,500 m² = 2 spaces plus 1 additional space for every additional 1,250 m²</u></p> <p>Or</p> <p>b. <u>work bay (work bay up to a maximum of 50m² for each work bay)</u> <u>1 – 25 work bays = 1 space</u> <u>26 – 250 work bays = 2 spaces</u> <u>>250 work bays = 2 spaces plus 1 additional space for every additional 125 work bays</u></p> <p><u>Whichever of a or b is the greater shall apply</u></p>	<p>a. <u>servicing/ workshop area</u> <u>1 – 250 m² = 1 space</u> <u>251 – 2500 m² = 2 spaces</u> <u>>2500 m² = 2 spaces + 1 additional space for every additional 1250 m²</u></p> <p>Or</p> <p>b. <u>Work bays</u> <u>1 – 10 work bays = 1 space</u> <u>11 – 100 work bays = 2 spaces</u> <u>>100 work bays = 2 spaces plus 1 additional space for every additional 50 work bays</u></p> <p><u>Whichever of a or b is the greater shall apply</u></p> <p><u>Note: parking spaces will also be required for any on-site</u></p>	

				<u>office and retail space pursuant to those rules</u>	
	<u>29.5.5.13</u>	<u>Drive-through facility except in the Town Centre</u>	<u>NA</u>	<u>NA</u>	
	<u>29.5.5.14</u>	<u>Office</u>	<u>0</u>	<u>1 – 500 m² = 1 space</u> <u>501 – 5,000 m² = 2 spaces</u> <u>>5,000 m² = 2 spaces plus 1 additional space for every additional 2,500 m²</u> <u>Note: all areas are calculated according to GFA</u>	

29.5.5.15	<u>Restaurant</u>	<u>1 – 250 m² = 1 space</u> <u>251 – 2,500 m² = 2 spaces</u> <u>>2,500 m² = 2 spaces plus 1 additional space for every additional 1,250 m²</u> <u>Note: all areas are calculated according to PFA</u>	<u>1 – 1,000 m² = 1 space</u> <u>1,001 – 10,000 m² = 2 spaces</u> <u>>10,000 m² = 2 spaces plus 1 additional space for every additional 5,000 m²</u> <u>Note: all areas are calculated according to PFA</u>		
29.5.5.16	<u>Tavern or bar</u>	<u>1 – 125 m² = 1 space</u> <u>126 – 1,250 m² = 2 spaces</u> <u>>1,250 m² = 2 spaces plus 1 additional space for every additional 625 m²</u> <u>Note: all areas are calculated according to PFA</u>	<u>1 – 1,000 m² = 1 space</u> <u>1,001 – 10,000 m² = 2 spaces</u> <u>>10,000 m² = 2 spaces plus plus 1 additional space for every additional 5,000 m²</u> <u>Note: all areas are calculated according to PFA</u>		
29.5.5.17	<u>Rural selling place</u>	<u>1 – 250 m² = 1 space</u> <u>251 – 2500 m² = 2 spaces</u> <u>>2500 m² = 2 spaces plus 1 additional space for every additional 1,250 m²</u> <u>Note: all areas are calculated according to GFA</u>	0		

29.5.5.18	<u>Home occupation (in addition to residential requirements)</u>	<u>1 space (based on the operation of 1 Home Occupation activity)</u>	<u>0</u>	
29.5.5.19	<u>Service station</u>	<p><u>Area used for retail sales</u> <u>1 – 250 m² = 1 space</u> <u>251 – 2,500 m² = 2 spaces</u> <u>>2,500 m² = 2 spaces plus 1 additional space for every additional 1,250 m²</u></p> <p><u>Note: all areas are calculated according to GFA</u></p>	<u>1 space (based on the operation of a 1 Service Station activity)</u>	
29.5.5.20	<u>Place of assembly or place of entertainment, except where specifically listed below</u>	<p><u>a. PFA</u> <u>1 – 100 m² = 1 space</u> <u>101 – 1,000 m² = 2 spaces</u> <u>>1,000 m² = 2 spaces plus 1 additional space for every additional 500 m²</u> <u>Note: all areas are calculated according to PFA</u></p> <p><u>Or</u></p> <p><u>b. Number of seats</u> <u>1 – 100 seats = 1 space</u></p>	<u>0</u>	

			<p><u>101 – 1000 seats = 2 spaces</u> <u>>1000 seats = 2 spaces + 1 additional space for every additional 500 seats</u></p> <p><u>Whichever of a or b is the greater shall apply</u></p> <p><u>Libraries, museums, and non-commercial art galleries</u> <u>1 – 500 m² = 1 space</u> <u>501 – 5,000 m² = 2 spaces</u> <u>>5,000 m² = 2 spaces plus 1 additional space for every additional 2,500 m²</u></p> <p><u>Note: all areas are calculated according to GFA</u></p>		
	<u>29.5.5.21</u>	<u>Swimming pools for public use or private club use</u>	<p><u>1 – 150 m² = 1 space</u> <u>151 – 1,500 m² = 2 spaces</u> <u>>1,500 m² = 2 spaces plus 1 additional space for every additional 750 m²</u></p> <p><u>Note: all areas are based on the amount of swimming pool area</u></p>	<p><u>1 – 2,000 m² = 1 space</u> <u>2,001 – 20,000 m² = 2 spaces</u> <u>>20,000 m² = 2 spaces plus 1 additional space for every additional 10,000 m²</u></p> <p><u>Note: all areas are based on the amount of swimming pool area</u></p>	

29.5.5.22	<u>Gymnasiums for public use or private club use</u>	<u>1 – 1,000 m² = 1 space</u> <u>1,001 – 10,000 m² = 2 spaces</u> <u>>10,000 m² = 2 spaces plus 1 additional space for every additional 5,000 m²</u> <u>Note: all areas are calculated according to GFA</u>	<u>1 – 2,000 m² = 1 space</u> <u>2,001 – 20,000 m² = 2 spaces</u> <u>>20,000 m² = 2 spaces plus 1 additional space for every additional 10,000 m²</u> <u>Note: all areas are calculated according to PFA</u>		
29.5.5.23	<u>Sports courts for public or private club use</u>	<u>1 – 750 m² = 1 space</u> <u>751 – 7,500 m² = 2 spaces</u> <u>>7,500 m² = 2 spaces plus 1 additional space for every additional 3,750 m²</u> <u>Note: all areas are based on the amount of court area</u>	<u>1 – 2,000 m² = 1 space</u> <u>2,001 – 20,000 m² = 2 spaces</u> <u>>20,000 m² = 2 spaces plus 1 additional space for every additional 10,000 m²</u> <u>Note: all areas are based on the amount of court area</u>		
29.5.5.24	<u>Sports fields</u>	<u>1 – 8,000 m² = 1 space</u> <u>8,001 – 80,000 m² = 2 spaces</u> <u>>80,000 m² = 2 spaces plus 1 additional space for every additional 40,000 m²</u> <u>Note: all areas are based on the amount of playing area</u>	0		

<p><u>29.5.5.25</u></p>	<p><u>Hospital</u> <u>Note: Also see drop off/ pick up (set down) Rule 29.5.7</u></p>	<p><u>1– 50 beds = 1 space</u> <u>51 – 500 beds = 2 spaces</u> <u>>500 beds = 2 spaces plus 1 additional space for every additional 250 beds</u></p>	<p><u>1 – 5 beds = 1 space</u> <u>6 – 50 beds = 2 spaces</u> <u>>50 beds = 2 spaces plus 1 additional space for every additional 25 beds</u></p>	
<p><u>29.5.5.26</u></p>	<p><u>Health care facility</u> <u>Note: Also see drop off/ pick up (set down) Rule 29.5.6</u></p>	<p><u>1 – 5 professional staff = 1 space</u> <u>6 – 50 professional staff = 2 spaces</u> <u>>50 professional staff = 2 spaces plus 1 additional space for every additional 25 professional staff</u></p>	<p><u>1 – 10 professional staff = 1 space</u> <u>11 – 100 professional staff = 2 spaces</u> <u>>100 professional staff = 2 spaces plus 1 additional space for every additional 50 professional staff</u></p> <p><u>In addition;</u></p> <p>a. <u>Full time staff</u> <u>2 – 20 other full time staff = 1 space</u> <u>21 – 200 other full time staff = 2 spaces</u> <u>>200 other full time staff = 2 spaces + 1 additional space for every additional 100 other full time staff</u></p> <p><u>Or</u></p> <p>b. <u>Consulting room</u></p>	

				<u>1 – 10 consulting rooms = 1 space</u> <u>11 – 100 consulting rooms = 2 spaces</u> <u>>100 consulting rooms = spaces + 1 additional space for every additional 50 consulting rooms</u> <u>Whichever of a or b is the greater shall apply</u>	
<u>29.5.5.27</u>	<u>Education activity</u> <u>Note: Also drop off/ pick up (set down) Rule 29.5.6</u>	<u>For Year 11 and above:</u> <u>1 – 10 classrooms = 1 space</u> <u>11 – 100 classrooms = 2 spaces</u> <u>>100 classrooms = 2 spaces plus 1 additional space for every additional 50 classrooms</u> <u>Tertiary education:</u> <u>1 – 20 FTE employee = 1 space</u> <u>21 – 50 FTE employee = 2 spaces</u> <u>>50 FTE employee = 2 spaces plus 1 additional space for every additional 25 FTE employee</u> <u>1 – 40 FTE students the facility is designed to cater for = 1 space</u>	<u>2 – 20 staff = 1 space</u> <u>21 – 200 staff = 2 spaces</u> <u>>200 staff = 2 spaces plus 1 additional space for every additional 100 staff</u>		

			<p><u>41 – 400 FTE students the facility is designed to cater for = 2 spaces</u></p> <p><u>>400 FTE students the facility is designed to cater for = 2 spaces plus 1 additional space for every additional 200 FTE students</u></p>		
<u>29.5.5.28</u>	<p><u>Day care facility</u></p> <p><u>Note: Also see drop off/ pick up (set down) Rule 29.5.6</u></p>	<p><u>1 – 100 children/elderly persons = 1 space</u></p> <p><u>101 – 1,000 children/elderly persons = 2 spaces</u></p> <p><u>>1,000 children/elderly persons = 2 spaces plus 1 additional space for every 500 children/elderly persons</u></p>	<p><u>1 – 20 staff = 1 space</u></p> <p><u>21 – 50 staff = 2 spaces</u></p> <p><u>>50 staff = 2 spaces plus 1 additional space for every additional 25 staff</u></p>		
<u>29.5.5.29</u>	<u>Convention centre</u>	<p>a. <u>Persons</u></p> <p><u>1 – 100 persons = 1 space</u></p> <p><u>101 – 1,000 persons = 2 spaces</u></p> <p><u>>1,000 persons = 2 spaces plus 1 additional space for every 500 persons that the site is designed to accommodate</u></p> <p>Or;</p> <p>b. <u>Public floor area</u></p>	<u>0</u>		

			<p><u>1 – 100 m² of public floor area = 1 space</u> <u>101 – 1,000 m² of public floor area = 2 spaces</u> <u>>1,000 m² of public floor area = 2 spaces plus 1 additional space for every 500 m² of public floor area</u></p> <p>Whichever of a or b is the greater shall apply</p>		
29.5.5.30	<u>Commercial recreational activity</u>	<p><u>1 – 50 people the facility is designed to accommodate = 1 space</u> <u>51 – 500 people the facility is designed to accommodate = 2 spaces</u> <u>>500 people the facility is designed to accommodate = 2 spaces plus 1 additional space for every 250 people the facility is designed to accommodate</u></p>	0		
29.5.5.31	Unstaffed utility	0	<p>1 – 10 unstaffed utilities = 1 space 11 – 100 unstaffed utilities = 2 spaces >100 unstaffed utilities = 2 spaces plus 1 additional space for every 50 unstaffed utilities</p> <p>Note: applies to any unstaffed utility which includes a building</p>		

				or structure with a GFA of over 25 m ²	
	<u>29.5.5.321</u>	<u>Emergency Service Facilities:</u>	<u>1 – 10 emergency service vehicle bays = 1 space</u> <u>11 – 100 emergency service vehicle bays = 2 spaces</u> <u>>100 emergency service vehicle bays = 2 spaces plus 1 additional space for every 50 emergency service vehicle bays</u>	<u>1 – 10 emergency service vehicle bays = 1 space</u> <u>11 – 100 emergency service vehicle bays = 2 spaces</u> <u>>100 emergency service vehicle bays = 2 spaces plus 1 additional space for every 50 emergency service vehicle bays</u>	

Attachment C – Recommended Amendments to the ODP

Appendix 2 - Plan Change to Rule 14.2.4.1(viii) - Car Spaces for People with Disabilities (Operative District Plan Section 14 – Transport)

Key: Any black underlined or ~~strike through~~ text, reflects the notified variation.

S42A Report dated 18 March 2020: Recommended changes to the notified provisions are shown in red underlined text for additions and ~~red strike through text~~ for deletions.

14.2.4.1(viii) Car Spaces for People with Disabilities

- (a) Car parking areas shall include ~~spaces for people with disabilities~~ accessible parking spaces provided at the rate of ~~specified below:~~
- ~~1 to 10 spaces: no requirement~~
 - ~~11 to 50 spaces: 1 disabled person's space~~
 - ~~up to 100 spaces: 2 disabled persons' spaces plus 1 more for every additional 50 spaces.~~

(b) Where two or more activities are located on one site, the activity with the greater mobility parking requirement is the number of mobility parks required.

Table 1 - Parking Space Requirements Note: GFA = Gross Floor Area, PFA = Public Floor Area

	<u>ACTIVITY</u>	<u>RESIDENTS/VISITOR</u>	<u>STAFF/GUEST</u>
<u>Residential units:</u>	<u>High Density Residential (HDR) Zone and Queenstown Town Centre Lakeview sub-zone</u> i. <u>Subzone A- Queenstown & Wanaka; Subzones B, B1, C Queenstown only unless listed in ii below and the Queenstown Town Centre Lakeview sub-zone</u>	<u>1 to 10 units – no requirement</u> <u>11 to 50 units – 1 space</u> <u>Up to 100 units – 2 spaces</u> <u>Plus 1 for every additional 50 units</u>	<u>No requirement</u>
	ii. <u>Queenstown Subzone B, C: Thompson St-Lomond Cres-Glasgow St; and Queenstown Subzone C: Vancouver Drive-Belfast Tce; Aspen Grove</u>	<u>1 to 8 units – no requirement</u> <u>9 to 40 units – 1 space</u> <u>Up to 80 units – 2 spaces</u> <u>Plus 1 for every additional 40 units</u>	<u>1 to 40 units – no requirement</u> <u>41 to 200 units – 1 space</u> <u>Up to 400 units – 2 spaces</u> <u>Plus 1 for every additional 200 units</u>
	<u>All Other Zones & Wanaka HDR Sub-zones B, C</u>	<u>1 to 5 units – no requirement</u> <u>5 to 25 units – 1 space</u> <u>Up to 50 units – 2 spaces</u> <u>Plus 1 for every additional 25 units</u>	<u>No requirement</u>
	<u>Residential Flat</u>	<u>1 to 10 residential flats – no requirement</u> <u>11 to 50 residential flats – 1 space</u> <u>Up to 100 residential flats – 2 spaces</u>	<u>No requirement</u>

		<u>Plus 1 for every additional 50 residential flats</u>	
	<u>Elderly Persons Housing</u>	<u>1 to 10 residential units – no requirement</u> <u>11 to 50 residential units – 1 space</u> <u>Up to 100 residential units – 2 spaces</u> <u>Plus 1 for every additional 50 residential units</u>	<u>No requirement</u>
	<u>Homestays and Registered Homestays</u>	<u>1 to 10 bedrooms used for homestay – no requirement</u> <u>11 to 50 bedrooms used for homestay – 1 space</u> <u>Up to 100 bedrooms used for homestay – 2 spaces</u> <u>Plus 1 for every additional 50 bedrooms used for homestay</u>	<u>No requirement</u>
<u>Visitor Accommodation</u>	<u>Wanaka Low Density Residential Zone and Wanaka High Density Residential Subzones B&C</u>	<u>1 to 5 units – no requirement</u> <u>5 to 25 units – 1 space</u> <u>Up to 50 units – 2 spaces</u> <u>Plus 1 for every additional 25 units</u>	<u>No requirement</u>

<p><u>Queenstown Low Density Residential Zone and Queenstown High Density Residential Zone Subzone B, C: Thompson St-Lomond Cres-Glasgow St; and Subzone C: Vancouver Drive-Belfast Tce; Aspen Grove</u></p>	<p><u>1 to 8 units – no requirement</u></p> <p><u>9 to 40 units – 1 space</u></p> <p><u>Up to 80 units – 2 spaces</u></p> <p><u>Plus 1 for every additional 40 units</u></p>	<p><u>1 to 40 units – no requirement</u></p> <p><u>41 to 200 units – 1 space</u></p> <p><u>Up to 400 units – 2 spaces</u></p> <p><u>Plus 1 for every additional 200 units</u></p>
<p><u>All Other Zones; HDR Subzone A; Queenstown HDR Subzones B, B1, C not listed above</u></p>	<p><u>1 to 10 units – no requirement</u></p> <p><u>10 to 85 units – 1 space</u></p> <p><u>Up to 185 units – 2 spaces</u></p> <p><u>Plus 1 for every additional 100 units.</u></p>	<p><u>1 to 100 units – no requirement</u></p> <p><u>101 to 500 units – 1 space</u></p> <p><u>Up to 1000 units – 2 spaces</u></p> <p><u>Plus 1 for every additional 500 units</u></p>
<p><u>Visitor Accommodation (guest room type construction, e.g. hotels)</u></p>	<p><u>1 to 30 guest rooms – no requirement</u></p> <p><u>31 to 210 guest rooms -1 space</u></p> <p><u>Up to 310 guest rooms – 2 spaces</u></p> <p><u>Plus 1 for every 250 additional guest rooms</u></p>	<p><u>1 to 200 units – no requirement</u></p> <p><u>201 to 1000 units – 1 space</u></p> <p><u>Up to 2000 units – 2 spaces</u></p> <p><u>Plus 1 for every additional 1000 units</u></p>
<p><u>Visitor Accommodation (Backpacker Hostels)</u></p>	<p><u>1 to 50 beds – no requirement</u></p> <p><u>51 to 250 beds – 1 space</u></p>	<p><u>1 to 200 beds – no requirement</u></p>

		<u>Up to 500 beds – 2 spaces</u> <u>Plus 1 for every additional 250 beds.</u>	<u>201 to 1000 beds – 1 space</u> <u>Up to 2000 beds – 2 spaces</u> <u>Plus 1 for every additional 1000 beds</u>
	<u>Queenstown Town Centre Lakeview sub-zone: Visitor Accommodation (unit type construction)</u>	<u>No requirement</u>	<u>No requirement</u>
	<u>Queenstown Town Centre Lakeview sub-zone: Visitor Accommodation (guest room type construction)</u>	<u>No requirement</u>	<u>No requirement</u>
<u>Commercial</u>	<u>Commercial Activities (except for the Queenstown Town Centre Lakeview sub-zone where there is no minimum parking requirement)</u>	<u>1 to 250m² GFA – no requirement</u> <u>251m² to 1250m² GFA – 1 space</u> <u>Up to 2500m² GFA – 2 spaces</u> <u>Plus 1 for every additional 1250m² GFA.</u>	<u>No requirement</u>
	<u>Comprehensive Residential Development within the Low Density Residential Zone – excluding Wanaka</u>	<u>1 to 8 units – no requirement</u> <u>9 to 40 units – 1 space</u> <u>Up to 80 units – 2 spaces</u> <u>Plus 1 for every additional 40 units</u>	<u>1 to 40 units – no requirement</u> <u>41 to 200 units – 1 space</u> <u>Up to 400 units – 2 spaces</u>

			<u>Plus 1 for every additional 200 units</u>
	<u>Wanaka</u>	<u>1 to 5 units – no requirement</u> <u>5 to 25 units – 1 space</u> <u>Up to 50 units – 2 spaces</u> <u>Plus 1 for every additional 25 units</u>	<u>No requirement</u>
	<u>Industrial Activity</u>	<u>No requirement</u>	<u>For areas used for manufacturing, fabricating, processing, or packing goods:</u> <u>1 to 250m² GFA – no requirement</u> <u>251m² to 1250m² GFA – 1 space</u> <u>Up to 2500m² GFA – 2 spaces</u> <u>Plus 1 for every additional 1250m² GFA.</u> <u>For areas used for storage space:</u>

			<u>1 to 250m² GFA – no requirement</u> <u>251m² to 5000m² GFA – 1 space</u> <u>Up to 10,000m² GFA – 2 spaces</u> <u>Plus 1 for every additional 5000m² GFA.</u>
	<u>Industrial Activity-Frankton</u>	<u>No requirement</u>	<u>1 to 334m² GFA – no requirement</u> <u>335m² to 1667m² GFA – 1 space</u> <u>Up to 3334m² GFA – 2 spaces</u> <u>Plus 1 for every additional 1667m² GFA</u> <u>For unit storage businesses</u> <u>1 to 100 storage units – no requirements</u> <u>101 to 500 storage units – 1 space</u> <u>Up to 1000 storage units – 2 spaces</u>

			<u>Plus 1 for every 500 storage units</u>
	<u>Meeting places and entertainment facilities</u>	<u>1 to 100m² PFA or 100 seats (whichever is greater) – no requirements</u> <u>101m² to 500m² PFA or 101 to 500 seats (whichever is greater) – 1 space</u> <u>Up to 1000m² PFA or up to 1000 seats (whichever is greater) – 2 spaces</u> <u>Plus 1 for every additional 500m² PFA or 500 seats (whichever is greater)</u>	<u>No requirement</u>
	<u>Motor vehicle repair and servicing</u>	<u>For servicing area:</u> <u>1 to 250m² GFA – no requirement</u> <u>251m² to 1250m² GFA – 1 space</u> <u>Up to 2500m² GFA – 2 spaces</u> <u>Plus 1 for every additional 1250m² GFA.</u>	<u>For workshop area:</u> <u>1 to 250m² GFA – no requirement</u> <u>251m² to 1250m² GFA – 1 space</u> <u>Up to 2500m² GFA – 2 spaces</u> <u>Plus 1 for every additional 1250m² GFA.</u>
	<u>Drive-through facility</u>	<u>No requirement</u>	<u>No requirement</u>

	<u>Sports fields</u>	<u>Up to 0.5 hectares – no requirement</u> <u>>0.5ha to 2.5 hectares – 1 space</u> <u>Up to 5 hectares – 2 spaces</u> <u>Plus 1 for every additional 2.5 hectares</u>	<u>No requirement</u>
	<u>Hospitals</u>	<u>1 to 50 beds – no requirement</u> <u>51 to 250 beds – 1 space</u> <u>Up to 500 beds – 2 spaces</u> <u>Plus 1 for every additional 250 beds.</u>	<u>1 to 25 beds – no requirement</u> <u>26 to 125 beds – 1 space</u> <u>Up to 250 beds – 2 spaces</u> <u>Plus 1 for every additional 125 beds.</u>
	<u>Health Care Services</u>	<u>1 to 5 professional staff – no requirement</u> <u>6 to 25 professional staff – 1 space</u> <u>Up to 50 professional staff – 2 spaces</u> <u>Plus 1 for every additional 25 professional staff</u>	<u>1 to 10 professional staff – no requirement</u> <u>11 to 50 professional staff – 1 space</u> <u>Up to 100 professional staff – 2 spaces</u> <u>Plus 1 for every additional 50 professional staff</u> <u>PLUS:</u>

			<p><u>1 to 20 full time equivalent staff – no requirement</u></p> <p><u>21 to 100 full time equivalent staff – 1 space</u></p> <p><u>Up to 200 full time equivalent staff – 2 spaces</u></p> <p><u>Plus 1 for every additional 100 full time equivalent staff</u></p> <p><u>OR:</u></p> <p><u>1 to 10 consulting rooms – no requirement</u></p> <p><u>11 to 50 consulting rooms – 1 space</u></p> <p><u>Up to 100 consulting rooms – 2 spaces</u></p> <p><u>Plus 1 for every additional 50 consulting rooms</u></p> <p><u>whichever is the greater.</u></p>
	<u>Offices</u>	<u>1 to 500m² GFA – no requirement</u>	<u>No requirement</u>

		<u>501m² to 2500m² GFA – 1 space</u> <u>Up to 5000m² GFA – 2 spaces</u> <u>Plus 1 for every additional 2500m² GFA</u>	
	<u>Restaurants (except for in the Queenstown Town Centre Lakeview sub-zone)</u>	<u>1 to 250m² PFA – no requirement</u> <u>251m² to 1250m² PFA – 1 space</u> <u>Up to 2500m² PFA – 2 spaces</u> <u>Plus 1 for every additional 1250m² PFA</u>	<u>1 to 1000m² PFA – no requirement</u> <u>1001m² to 5000m² PFA – 1 space</u> <u>Up to 10,000m² PFA – 2 spaces</u> <u>Plus 1 for every additional 5000m² PFA</u>
	<u>Taverns or Bars (except for in the Queenstown Town Centre Lakeview sub-zone)</u>	<u>1 to 125m² PFA – no requirement</u> <u>126m² to 625m² PFA – 1 space</u> <u>Up to 1250m² PFA – 2 spaces</u> <u>Plus 1 for every additional 625m² PFA</u>	<u>1 to 1000m² PFA – no requirement</u> <u>1001m² to 5000m² PFA – 1 space</u> <u>Up to 10,000m² PFA – 2 spaces</u> <u>Plus 1 for every additional 5000m² PFA</u>
	<u>Educational</u>	<u>1 to 100 students over 15 years of age – no requirement</u>	<u>1 to 20 staff – no requirement</u>

		<u>101 to 500 students over 15 years of age – 1 space</u> <u>Up to 1000 students over 15 years of age – 2 spaces</u> <u>Plus 1 for every additional 500 students over 15 years of age</u>	<u>21 to 100 staff – 1 space</u> <u>Up to 200 staff – 2 spaces</u> <u>Plus 1 for every additional 100 staff</u>
	<u>Daycare facilities</u>	<u>No requirement</u>	<u>1 to 100 children – no requirement</u> <u>101 to 500 children – 1 space</u> <u>Up to 1000 children – 2 spaces</u> <u>Plus 1 for every additional 500 children</u>
	<u>Rural selling places</u>	<u>1 to 200m² GFA and outdoor display area – no requirement</u> <u>201 to 1200m² GFA and outdoor display area – no requirement</u> <u>Up to 2450m² GFA and outdoor display area – no requirement</u> <u>Plus 1 for every additional 1250m² GFA</u>	<u>No requirement</u>

	<u>Home Occupation</u> <u>(in addition to residential requirements) (except for in the Queenstown Town Centre Lakeview sub-zone)</u>	<u>No requirement</u>	<u>No requirement</u>
	<u>Community Care Activities</u>	<u>1 to 60 residents – no requirement</u> <u>61 to 300 residents – 1 space</u> <u>Up to 600 residents – 2 spaces</u> <u>Plus 1 for every additional 300 residents</u>	<u>1 to 60 residents – no requirement</u> <u>61 to 300 residents – 1 space</u> <u>Up to 600 residents – 2 spaces</u> <u>Plus 1 for every additional 300 residents</u>
	<u>Service Stations</u>	<u>1 to 250m² GFA used for retail sales – no requirement</u> <u>251m² to 1250m² GFA used for retail sales – 1 space</u> <u>Up to 2500m² GFA used for retail sales – 2 spaces</u> <u>Plus 1 for every additional 1250m² GFA used for retail sales</u> <u>PLUS:</u>	<u>No requirement</u>

		<u>1 to 5 air hoses – no requirement</u> <u>5 to 25 air hoses – 1 space</u> <u>Up to 50 air hoses – 2 spaces</u> <u>Plus 1 for every additional 25 air hoses</u>	
	<u>Service Activities</u>	<u>1 to 1000m² – no requirement</u> <u>1001m² to 5000m²– 1 space</u> <u>Up to 10,000m²– 2 spaces</u> <u>Plus 1 for every additional 5000m²</u>	<u>1 to 1000m²– no requirement</u> <u>1001m² to 5000m² – 1 space</u> <u>Up to 10,000m² – 2 spaces</u> <u>Plus 1 for every additional 5000m²</u>
	<u>Warehousing</u>	<u>No requirement</u>	<u>1 to 500m² GFA – no requirement</u> <u>501m² to 2500m² GFA – 1 space</u> <u>Up to 5000m² GFA – 2 spaces</u> <u>Plus 1 for every additional 2500m² GFA</u> <u>PLUS:</u>

			<p><u>1 to 1000m² outdoor storage area – no requirement</u></p> <p><u>1001m² to 5000m² outdoor storage area – 1 space</u></p> <p><u>Up to 10,000m² outdoor storage area – 2 spaces</u></p> <p><u>Plus 1 for every additional 5000m² outdoor storage area</u></p>
	<u>Convention Centre</u>	<p><u>1 to 100 persons – no requirement</u></p> <p><u>101 to 500 persons – 1 space</u></p> <p><u>Up to 1000 persons – 2 spaces</u></p> <p><u>Plus 1 for every additional 500 persons</u></p> <p><u>OR:</u></p> <p><u>1 to 100m² of public floor area – no requirement</u></p> <p><u>101m² to 500m² of public floor area – 1 space</u></p> <p><u>Up to 1000m² of public floor area – 2 spaces</u></p>	<u>No requirement</u>

		<u>Plus 1 for every additional 500m² of public floor area</u> <u>Whichever is greater.</u>	
	<u>Commercial Recreational Activities within the Lakeview sub-zone</u>	<u>1 to 50 people – no requirement</u> <u>51 to 250 people – 1 space</u> <u>Up to 500 people – 2 spaces</u> <u>Plus 1 for every additional 250 people.</u>	<u>No requirement</u>

Table 1A - Remarkables Park Zone: Mobility Parking Spaces Required

<u>Activity</u>	<u>Residents/Visitor</u>	<u>Staff</u>
<u>Residential Units</u> <u>Activity Area 1</u> <u>All other Activity Areas</u>	<u>Activity Area 1</u> <u>1 to 5 units – no requirement</u> <u>5 to 25 units – 1 space</u> <u>Up to 50 units – 2 spaces</u> <u>Plus 1 for every additional 25 units</u> <u>All other Activity Areas</u> <u>1 to 10 units – no requirement</u>	<u>No requirement</u>

	<u>11 to 50 units – 1 space</u> <u>Up to 100 units – 2 spaces</u> <u>Plus 1 for every additional</u> <u>50 units</u>	
<u>Commercial and Entertainment Activities</u> (a) <u>where “commercial” involves bulk retail stores in excess of 500m² that sell fast-moving, high volume goods</u> (b) <u>all other retail outlets and other commercial activities for the purpose of this provision</u>	<u>1m² – 250 m² – no requirement</u> <u>251 m² – 1,250 m² – 1 space</u> <u>Up to 2,500 m² – 2 spaces</u> <u>Plus 1 for every additional</u> <u>1250 m²</u> <u>1m² – 500 m² - no requirement</u> <u>501 m² – 2,500 m² – 1 space</u> <u>Up to 5,000 m² – 2 spaces</u> <u>Plus 1 for every additional</u> <u>2500 m²</u>	<u>No requirement</u>

	<u>Note: all areas are calculated according to GFA</u>	
<u>Healthcare Services</u>	<u>1 to 5 professional staff– no requirement</u> <u>5 to 25 professional staff – 1 space</u> <u>Up to 50 professional staff– 2 spaces</u> <u>Plus 1 for every additional 25 professional staff</u>	<u>1 to 10 full time equivalent staff member – no requirement</u> <u>11 to 50 full time equivalent staff member – 1 space</u> <u>Up to 100 full time equivalent staff member – 2 spaces</u> <u>Plus 1 for every additional 50 full time equivalent staff member</u>
<u>Restaurants</u>	<u>1 m2 – 500 m2 - no requirement</u> <u>501 m2 – 2,500 m2 – 1 space</u> <u>Up to 5,000 m2 – 2 spaces</u> <u>Plus 1 for every additional 2500 m2</u>	<u>1m2 – 1,000 m2 - no requirement</u> <u>1,001 m2 – 5,000 m2 – 1 space</u> <u>Up to 10,000 m2 – 2 spaces</u>

	Note: all areas are calculated according to PFA	Plus 1 for every additional 5,000 m2 Note: all areas are calculated according to PFA
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Table 1B – Mount Cardrona Station Special Zone – On-site mobility parking space requirements

Activity	<u>Residents/Visitor</u>	<u>- Staff</u>
Residential units up to and including 150 m2 gross floor area (excluding garage areas).	<p><u>Residential units</u></p> <p><u>1 to 10 units – no requirement</u></p> <p><u>11 to 50 units – 1 space</u></p> <p><u>Up to 100 units – 2 spaces</u></p> <p><u>Plus 1 for every additional 50 units</u></p> <p><u>PLUS</u></p> <p><u>Visitor units</u></p> <p><u>1 to 50 beds – no requirement</u></p> <p><u>51 to 250 units – 1 space</u></p>	<u>No requirement</u>

	<u>Up to 500 units – 2 spaces</u> <u>Plus 1 for every additional 250 units.</u>	
Residential unit greater than 150 m2 gross floor area (excluding garage areas).	<u>Residential units</u> <u>1 to 5 units – no requirement</u> <u>5 to 25 units – 1 space</u> <u>Up to 50 units– 2 spaces</u> <u>Plus 1 for every additional 25 units</u> <u>PLUS</u> <u>Visitor units</u> <u>1 to 50 beds – no requirement</u> <u>51 to 250 units – 1 space</u> <u>Up to 500 units – 2 spaces</u> <u>Plus 1 for every additional 250 units.</u>	<u>No requirement</u>
Secondary unit	<u>1 to 10 units – no requirement</u> <u>11 to 50 units – 1 space</u> <u>Up to 100 units – 2 spaces</u>	<u>No requirement</u>

	<u>Plus 1 for every additional 50 units</u>	
Visitor accommodation – unit type construction	<u>1 – 10 units – no requirement</u> <u>11 – 100 units – 1 space</u> <u>Up to 200 units – 2 spaces</u> <u>Plus 1 for every additional 100 units</u>	<u>1 to 100 units – no requirement</u> <u>101 to 500 units – 1 space</u> <u>Up to 1000 units – 2 spaces</u> <u>Plus 1 for every additional 500 units</u>
All other activities	<u>Refer to Table 1</u>	<u>No requirement</u>

Table 1C - Three Parks Zone: Minimum ~~Car~~ Accessible Parking Space Requirements

Note: Where an activity is not specifically listed below, the requirements in Table 1 shall apply.

<u>Activity</u>	<u>Residents/Visitor</u>	<u>Staff</u>
<u>Residential units:</u> <u>In the LDR subzones</u>	<u>Residential units</u> <u>1 to 5 units – no requirement</u> <u>5 to 25 units – 1 space</u>	<u>No requirement</u>

<p><u>In all other subzones</u></p>	<p><u>Up to 50 units – 2 spaces</u></p> <p><u>Plus 1 for every additional 25 units</u></p> <p><u>Residential flats</u></p> <p><u>1 to 10 flats – no requirement</u></p> <p><u>11 to 50 flats – 1 space</u></p> <p><u>Up to 100 flats – 2 spaces</u></p> <p><u>Plus 1 for every additional 50 flats</u></p> <p><u>1 to 5 units – no requirement</u></p> <p><u>5 to 25 units – 1 space</u></p> <p><u>Up to 50 units – 2 spaces</u></p> <p><u>Plus 1 for every additional 25 units</u></p> <p><u>except that where the site is within 400 m of an existing, regular, public transport stop which is regularly serviced this may</u></p>	<p><u>None, except that where the mobility parking provision has been reduced (due to the site being located within 400m of an existing regular, public transport stop which is regularly serviced), further mobility parking is required as follows:</u></p>
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	<p><u>be reduced to 1.25 per unit; and 1 per residential flat</u></p>	<p><u>1 to 40 units – no requirement</u></p> <p><u>41 to 200 units – 1 space</u></p> <p><u>Up to 400 units – 2 spaces</u></p> <p><u>Plus 1 for every additional 200 units</u></p>
<p>Visitor Accommodation- unit type construction, (includes all units containing a kitchen facility, e.g. motels, cabins):</p> <p>In the LDR subzone</p>	<p><u>1 to 5 units – no requirement</u></p> <p><u>5 to 25 units – 1 space</u></p> <p><u>Up to 50 units – 2 spaces</u></p> <p><u>Plus 1 for every additional 25 units</u></p>	<p><u>No requirement</u></p>
<p>In the MDR, Tourism and Community Facilities, and the Commercial Core subzones</p>	<p><u>1 to 5 units – no requirement</u></p> <p><u>5 to 25 units – 1 space</u></p> <p><u>Up to 50 units – 2 spaces</u></p> <p><u>Plus 1 for every additional 25 units</u></p>	<p><u>None, except that where the mobility parking provision has been reduced (due to the site being located within 400m of an existing regular, public transport stop which is regularly serviced, further mobility</u></p>

	<p><u>except that where the site is within 400 m of an existing, regular, public transport stop which is regularly serviced this may be reduced as follows:</u></p> <p><u>1 to 8 units – no requirement</u></p> <p><u>9 to 40 units – 1 space</u></p> <p><u>Up to 80 units – 2 spaces</u></p> <p><u>Plus 1 for every additional 40 units</u></p>	<p><u>parking is required as follows:</u></p> <p><u>1 to 40 units – no requirement</u></p> <p><u>41 to 200 units – 1 space</u></p> <p><u>Up to 400 units – 2 spaces</u></p> <p><u>Plus 1 for every additional 200 units</u></p>
<p>Visitor Accommodation (Backpacker Hostels) – In all subzones</p> <p>NB – Refer Table 1 for other types of Visitor Accommodation.</p>	<p><u>1 to 50 beds – no requirement</u></p> <p><u>51 to 250 beds – 1 space</u></p> <p><u>Up to 500 beds – 2 spaces</u></p> <p><u>Plus 1 for every additional 250 beds.</u></p>	<p><u>1 to 200 beds – no requirement</u></p> <p><u>101 to 1000 beds – 1 space</u></p> <p><u>Up to 2000 beds – 2 spaces</u></p> <p><u>Plus 1 for every additional 1000 beds</u></p>
<p>Large format retail, except supermarkets</p>	<p><u>1m2 to 435m2 – no requirements</u></p>	<p><u>1 to 100 full time equivalent staff – no requirement</u></p>

	<p><u>436m2 to 2,175m2 – 1 space</u></p> <p><u>Up to 4,350m2 – 2 space</u></p> <p><u>Plus 1 for every additional 2,175m2 up to 20,000m2 (when the retail space in the commercial core subzone)</u></p>	<p><u>101 to 500 full time equivalent staff – 1 space</u></p> <p><u>Up to 1,000 full time equivalent staff – 2 spaces</u></p> <p><u>Plus 1 for every additional 500 full time equivalent staff</u></p> <p><u>OR:</u></p> <p><u>1m2 to 3,000m2 GFA – no requirement</u></p> <p><u>3,001m2 to 15,000 GFA – 1 space</u></p> <p><u>Up to 20,000m2 GFA – 2 spaces (when the retail space in the commercial core subzone)</u></p> <p><u>whichever is the greater.</u></p>
Supermarkets	<p><u>1m2– 200 m2– no requirement</u></p> <p><u>201 m2 – 1,000 m2– 1 space</u></p> <p><u>Up to 2,000 m2 – 2 spaces</u></p>	<p><u>1 to 100 full time equivalent staff – no requirement</u></p> <p><u>101 to 500 full time equivalent staff – 1 space</u></p>

	<p><u>Plus 1 for every additional 1000 m2</u></p> <p><u>Note: all areas are calculated according to PFA</u></p>	<p><u>Up to 1,000 full time equivalent staff – 2 spaces</u></p> <p><u>Plus 1 for every additional 500 full time equivalent staff</u></p> <p><u>OR:</u></p> <p><u>1m2 to 3,000m2 GFA – no requirement</u></p> <p><u>3,001m2 to 15,000 GFA – 1 space</u></p> <p><u>Up to 20,000m2 GFA – 2 spaces (when the retail space in the commercial core subzone)</u></p> <p><u>whichever is the greater.</u></p>
<p>Specialty retail and commercial activities not otherwise listed in Table 1 or this table</p>	<p><u>1 m2 – 250 m2 – no requirement</u></p> <p><u>251 m2 – 1,250 m2 – 1 space</u></p> <p><u>Up to 2,500 m2 – 2 spaces</u></p> <p><u>Plus 1 for every additional 1250 m2 (Up to 20,000m2 GFA – 2 spaces (when the</u></p>	<p><u>1 to 100 full time equivalent staff – no requirement</u></p> <p><u>101 to 500 full time equivalent staff – 1 space</u></p> <p><u>Up to 1,000 full time equivalent staff – 2 spaces</u></p>

	<p><u>retail space in the commercial core subzone))</u></p>	<p><u>Plus 1 for every additional 500 full time equivalent staff</u></p> <p><u>OR:</u></p> <p><u>1m2 to 3,000m2 GFA – no requirement</u></p> <p><u>3,001m2 to 15,000 GFA – 1 space</u></p> <p><u>Up to 20,000m2 GFA – 2 spaces (when the retail space in the commercial core subzone)</u></p> <p><u>whichever is the greater.</u></p>
Service Activities	<p><u>1 m2 – 1,000 m2 - no requirement</u></p> <p><u>1,001 m2 – 5,000 m2 – 1 space</u></p> <p><u>Up to 10,000 m2 – 2 spaces</u></p> <p><u>Plus 1 for every additional 5,000 m2</u></p> <p><u>Except that there is no residential/visitor mobility parking requirement for that area used for the</u></p>	<p><u>Area used for the maintenance and repairing of goods</u></p> <p><u>1 m2 – 250 m2 – no requirement</u></p> <p><u>251 m2 – 1,250 m2 – 1 space</u></p> <p><u>Up to 2,500 m2 – 2 spaces</u></p> <p><u>Plus 1 for every additional 1250 m2</u></p>

	<p><u>maintenance and repairing of goods</u></p> <p><u>Note: all areas are calculated according to GFA</u></p>	<p><u>Area used for any other form of service activity</u></p> <p><u>1 m2 – 1,000 m2 - no requirement</u></p> <p><u>1,001 m2 – 5,000 m2 – 1 space</u></p> <p><u>Up to 10,000 m2 – 2 spaces</u></p> <p><u>Plus 1 for every additional 5,000 m2</u></p> <p><u>Note: all areas are calculated according to GFA</u></p>
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Table 1D – Frankton Flats Special Zone (B)

Within Activity Area E2 ~~car~~ accessible parking requirements are based on the floor area of the buildings, not the activity, as follows:

Floor Level	<u>Minimum accessible parking spaces</u>
Ground Floor units	<u>1m² to 500m² GFA – no requirement</u> <u>501m² to 2,500m² GFA – 1 space</u> <u>Up to 5,000m² GFA – 2 spaces</u> <u>Plus 1 space for every additional 2,500m² GFA</u>
Upper floor units, including mezzanines	<u>1 to 667m² GFA – no requirement</u> <u>668m² to 3334m² GFA – 1 space</u> <u>Up to 6667m² GFA – 2 spaces</u> <u>Plus 1 for every additional 3334m² GFA.</u>

NB: No change to 14.2.4.1(viii)(b) Car parking for people with disabilities shall be located as close as practicable to the building entrance. The spaces should be on a level surface and be clearly signed.

Attachment D: Summary of Submissions and Recommended Decisions

Submission No	Provision	Position	Submission Summary	Planner Recommendation	Commissioner Decision
1.1	Proposed Change to Rule 14.2.4.1(viii) - Car Spaces for People with Disabilities (Operative District Plan Section 14 - Transport)	Oppose	That the proposal is drafted with higher accessible parking requirements.	Reject	Reject
1.2	Proposed variation to Rule 29.5.5 - Mobility Parking spaces (Proposed District Plan Chapter 29 - Transport)	Oppose	That the proposal is drafted with higher accessible parking requirements.	Reject	Reject
2.1	Proposed Change to Rule 14.2.4.1(viii) - Car Spaces for People with Disabilities (Operative District Plan Section 14 - Transport)	Oppose	That there be no requirement to provide an accessible car park for Residential Visitor Accommodation with less than 12 guests.	Reject	Reject
2.2	Proposed variation to Rule 29.5.5 - Mobility Parking spaces (Proposed District Plan Chapter 29 - Transport)	Oppose	That there be no requirement to provide an accessible car park for Residential Visitor Accommodation with less than 12 guests.	Reject	Reject
3.1	Proposed variation to Rule 29.5.5 - Mobility Parking spaces (Proposed District Plan Chapter 29 - Transport) > 29.5 Rules - Standards for activities outside roads > 29.5.5. Mobility Parking Spaces > 29.5.5.31	Oppose	That the requirement for accessible car parks for unstaffed utilities be zero, or that Rule 29.5.5.31 is deleted.	Accept	Accept
4.1	Proposed Change to Rule 14.2.4.1(viii) - Car Spaces for People with Disabilities (Operative District Plan Section 14 - Transport)	Support	That accessible parking provision is retained in the Operative District Plan	Accept	Accept
4.2	Proposed variation to Rule 29.5.5 - Mobility Parking spaces (Proposed District Plan Chapter 29 - Transport)	Support	That accessible parking provision is retained in the Proposed District Plan.	Accept	Accept
4.3	Proposed Change to Rule 14.2.4.1(viii) - Car Spaces for People with Disabilities (Operative District Plan Section 14 - Transport)	Support	That accessible parking provision is determined by activity.	Accept	Accept
4.4	Proposed variation to Rule 29.5.5 - Mobility Parking spaces (Proposed District Plan Chapter 29 - Transport)	Support	That accessible parking provision is determined by activity.	Accept	Accept
4.5	Proposed Change to Rule 14.2.4.1(viii) - Car Spaces for People with Disabilities (Operative District Plan Section 14 - Transport)	Oppose	That the variation is reconsidered against the status quo so that there is no significant increase in the parking requirements as a result of the variation.	Accept	Accept
4.6	Proposed variation to Rule 29.5.5 - Mobility Parking spaces (Proposed District Plan Chapter 29 - Transport)	Oppose	That the variation is reconsidered against the status quo so that there is no significant increase in the parking requirements as a result of the variation.	Accept	Accept