

**CITY OF TAURANGA DISTRICT PLAN REVIEW**  
**Issues and Options**

<b>ISSUE:</b> <b>Transportation &amp; Parking – Parking Requirements</b>	
<b>Issue Summary</b>	Every activity within Tauranga is required to provide a certain number of car parks based on the nature of that activity. Parking requirements are recognised as an important traffic management tool.
<b>Introduction</b>	<p>Parking is a vital component of the District Plan as its availability, ease of use and location influences journey destination, mode choice and time of travel for road users. For example, an abundance of parking generally creates a high level of private vehicle use, whereas too little parking may influence the location of business and commerce to areas where their parking demands can be better met.</p> <p>Given the importance of parking as a traffic management tool and its ability to influence the location of activities (and their impact on roads and nearby neighbourhoods) there is a need to consider how to manage the issue.</p> <p>Parking is also recognised in the Council's <i>Integrated Transport Strategy</i> as one of the key components in achieving improvements to the transport network.</p> <p>At this stage it is considered that assessing parking requirements as part of the District Plan review can be split into two sub categories:</p> <ul style="list-style-type: none"> <li>• Parking for existing commercial centres; and</li> <li>• General parking.</li> </ul>
<b>Identification of Issues</b>	<p><b>Commercial Centres</b></p> <p><i>Existing Situation</i></p> <p>Whilst there are a number of commercial centres located around the city currently only the Tauranga CBD has special parking provisions based on two parking zones. Within these zones developers must either provide a certain number of car parks or a financial contribution (a 'parking impact fee').</p> <p><i>Some Issues</i></p> <ul style="list-style-type: none"> <li>• What are the unique parking characteristics of other commercial centres and what is the best way to address these?</li> <li>• How effective are 'parking impact fees' and do they encourage or discourage location of development?</li> </ul> <p><b>General Parking</b></p> <p><i>Existing Situation</i></p> <p>At present parking requirements outside the Tauranga CBD area are calculated by floor area with certain types of development</p>

	<p>(offices, dwellings, health centres etc.) requiring a certain number of car parks per m<sup>2</sup> of floor area. The list is not exhaustive and requires a best fit approach where necessary.</p> <p><i>Some Issues</i></p> <ul style="list-style-type: none"> <li>• Do the existing activity based parking requirements accurately reflect actual demand?</li> <li>• What other activities should be included on the list to avoid confusion?</li> </ul>
<p><b>Description of some options</b></p>	<p><b>Commercial Centres</b></p> <p><b>One option</b> is to investigate and provide for any specific parking characteristics within individual commercial centres located around Tauranga City; <b>or</b></p> <p>We could retain the status quo</p> <p><b>General Parking</b></p> <p><b>One option</b> is to review the activity specific parking requirements to consider any changes in parking demand and trip generation; <b>or</b></p> <p>We could retain the status quo</p> <p><b>Alternatively you may have some other suggestions to those listed above. If so we would like to hear from you.</b></p>
<p><b>Relevant technical information</b></p>	<p>Further information regarding transport planning through district plans be viewed at:  <a href="http://www.qualityplanning.org.nz/plan-topics">www.qualityplanning.org.nz/plan-topics</a></p> <p>Other transport related plans and strategies can be viewed at:  <a href="http://www.smartgrowthbop.org.nz">www.smartgrowthbop.org.nz</a>  <a href="http://www.ebop.govt.nz/publications">www.ebop.govt.nz/publications</a>  <a href="http://www.tauranga.govt.nz">www.tauranga.govt.nz</a></p>
<p><b>Key Contact</b></p>	<p>If you require any further detail on this issue, or any other matter to do with transportation and parking please contact:</p> <p><b>James Danby</b>  Planner: Environment  email: <a href="mailto:james.danby@tauranga.govt.nz">james.danby@tauranga.govt.nz</a>  ddi: 07 577 7322</p> <p>or visit <a href="http://www.taurangadistrictplan.govt.nz">www.taurangadistrictplan.govt.nz</a></p>