

On-Site parking requirement

The District Plan requires every household unit on a site to be provided with one on-site car park. Each park must also meet a certain size (Appendix 2 of the Residential Area Rules) and site access provisions (Condition 5.1.1.3 of District Plan).

'On-site' means within the site's boundaries. If you provide (or propose to provide) a car pad/car deck or garage on the legal road adjoining the site, you will not satisfy this requirement without a resource consent.

What do I have to provide as a part of my resource consent application?

In addition to a current Computer Freehold Register, and full plans of your proposal, you will have to write an assessment of environmental effects.

Your written assessment of effects should discuss:

- Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make providing an on-site car park (per unit) impracticable.
- What demand for parking will the proposed use (eg an additional household unit) generate?
- Whether the creation of on-site parking would detract from the visual appearance of the property or lessen the quality of outdoor living environments. *Please provide a photo of your property looking from the street.*
- Whether suitable alternative provision for parking can be made, for example, on legal road
 - *If you propose car parking on legal road you will have to apply for an encroachment license from the property Encroachment Team (phone 801 3657), as well as a resource consent (for not providing 'on-site' parking and also possibly the construction of structure(s) on legal road). In the first instance, it is always advisable to obtain consent from Council as Landowner as it needs to meet the criteria set out in the Council's Road Encroachment Policy.*
- Whether parking can be easily accommodated on the street without causing congestion or danger. In order to show this, you will have to provide:
 - A photo survey.
Take photos from outside your property up and down the road (ie in both directions) at
 - 10am on Tuesday, Wednesday, Saturday and Sunday
 - 8pm on Tuesday, Wednesday, Saturday and Sunday.

This provides a snapshot of how busy the street is in terms of street parking at different times.
 - An estimation of the current car-parking capacity (eg 50% full at peak time).
 - A plan showing the position of kerbside parking in proximity to your site (eg 50m in both directions). This should show how many parks are available and also the location of vehicle accesses.

On-Site parking requirement

If your street is obviously busy, then you may be asked to undertake a more detailed parking survey at a later date.

If you have any queries relating to resource consents, please contact a Customer Service Planning Technician on 801 3590 or email: planning@wcc.govt.nz

Docs # 1331714