



17 August 2010

Our Ref: 0110001\100726 Oneroa
Designation Parking Assessment

Blakey Scott Planning Limited
P O Box 37-359
Parnell
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Attention: Andrew Wilkinson

Dear Andrew

ONEROA DESIGNATION PARKING ASSESSMENT AND NOTIFICATION

This letter relates to the proposal to designate land at the corner of Ocean View Road and Korora Street as *Community Facilities*. This letter is based on the report titled *Transport Report – Community Facilities – Oneroa, Waiheke Island* prepared by Beca Carter Hollings & Ferner Ltd (Beca) and dated 12 February 2010; and the report titled *Assessment of Environmental Effects to Support a Notice of Requirement for Community Facilities at Oneroa, Waiheke Island* by Beca dated March 2010.

Proposal

The proposal is to designate a number of properties in Oneroa, Waiheke, as *Community Facilities*. This will apply to the land currently occupied by 127, 129, 131 and 133 Ocean View Road as well as 2 and 4 Korora Road. These sites are all currently owned by Auckland City Council (Council).

This area is planned to house facilities for community use, though currently only a new library and service centre are planned for the site.

Existing Activities

At present a number of activities operate from the site. The properties at 131 and 133 Ocean View Road house a church and a two level residential dwelling. The remaining properties house a number of activities sharing two buildings. The activities in these buildings, as well as the parking requirements of the Auckland City Hauraki Gulf Islands District Plan (District Plan), are shown in Table 1.

Name	Activity Type	District Plan Parking Requirement	GFA/Persons/ Customers + Staff	Parking Requirement
Art Works	Art Gallery /Museum	One per 50m ²	276.5m ²	6
Art Gallery Room 2	Art Gallery /Museum	One per 50m ²	38 m ²	1
Whittakers (museum)	Art Gallery /Museum	One per 50m ²	197 m ²	4
Café	Café	One per 8 customers + one per two staff	50 customers + 4 staff	8
Library	Community Facility	One per five people	55	11
Cinema	Entertainment Facility	One per three people	50	17
Theatre	Entertainment Facility	One per three people	100	33
Booking Office	Office	One per 40m ²	15 m ²	0
Micro Flight (photography)	Office	One per 40m ²	156 m ²	4

Name	Activity Type	District Plan Parking Requirement	GFA/Persons/Customers + Staff	Parking Requirement
Radio Waiheke	Office	One per 40m ²	51.5 m ²	1
Waste Resource Trust	Office	One per 40m ²	51.5 m ²	1
Awakenings (gift shop)	Retail	One per 17m ²	51.5 m ²	3
Harry's Second Hand Books	Retail	One per 17m ²	51.5 m ²	3
Workshop	Workshop	One per 50m ²	38 m ²	1
Total				93

Table 1 Existing activities

At present there are 34 onsite parking spaces, which results in a technical shortfall of 59 parking spaces, or a provision of 0.37 spaces per space required by the District Plan.

It is important to note that the theatre requires 33 of the 93 parking spaces for the times at which it is operating. The demand for these spaces will be variable, depending on the popularity and times at which shows are being performed.

Existing Parking Demand

A parking survey was undertaken by Beca on Tuesday 1st December 2009 for the site as well as on-street parking on Korora Road and Ocean View Road. Angled parking on Mako Street was also surveyed, but as this is approximately 200m from the site, it is considered unlikely that motorists would park there if more convenient parking spaces are available. A summary of the survey data is shown in Table 2.

Time	Onsite & Korora Road Angled Parking (34 spaces)	Korora Road (4 spaces)	Ocean View Road West (11 spaces)	Ocean View Road East (11 spaces)
7:30	1	2	0	1
8:30	6	2	1	4
9:30	14	2	2	6
10:30	24	3	1	5
11:30	24	2	1	6
12:30	18	3	1	5
13:30	19	3	1	7
14:30	12	3	1	8
15:30	16	3	1	4
16:30	16	3	1	5
17:30	18	3	2	4

Table 2 Surveyed parking demand

The survey carried out by Beca indicates that the demand for parking both on the site and on local roads does not exceed supply. While not shown in Table 2, the Beca survey also indicated that the Korora Road and Ocean View Road West on-street parking spaces were primarily low turn over, with the most occupied spaces being occupied by the same car for the duration of the day. Parking turnover on the site and on Ocean View Road East was higher with some parking spaces being used by up to 15 vehicles during the survey period. Four spaces onsite are occupied by the same vehicle for the day which suggests these were used by staff.

As mentioned previously, the demand for parking will be heavily dependent on the operation of the theatre. The Beca report does not indicate that the theatre was operating during the times the survey was conducted, which suggests that the measured demand does not represent the demand when all the activities on site are

operating. As such, it is expected that demand during the times the theatre is operating may exceed the demand measured during the Beca survey.

Future Parking Provision

A maximum of 34 parking spaces will be provided on-site. Of these, up to 12 will be designated as staff parking and three will be parking spaces for the mobility impaired which leaves the remaining 19 spaces for customers or visitors to the site.

An additional 17 existing angled parking spaces will be provided outside the site on Korora Road.

Future Parking Demand

The Beca transport report investigates the expected parking demand resulting from the 1,300m² library and service centre planned for the site. A summary of the predicted parking demand modelled by Beca is shown in Table 3.

Activity	Predicted Additional Parking Demand
Library Visitors	4
Service Centre Staff	23
Service Centre Visitors	6
Total	33

Table 3 Predicted increase in parking demand

As the site will be providing a total of 34 parking spaces an increased demand of 33 parking spaces over the existing demand will lead to a significant increase in demand for on-street parking spaces. This will be especially noticeable for staff parking as the increased demand of 23 spaces exceeds the maximum 12 staff spaces provided onsite by 11 parking spaces. As mentioned above it is believed that at least four staff make use of the existing parking area, which means at least 15 staff will require long term parking on local roads.

Visitors to the new library and service centre are expected to require an additional ten parking spaces. As shown in Table 2 the highest demand for on-site parking occurred between 10:30 and 11:30. During these times, peak demand was surveyed at 24 parking spaces. As four of these spaces are believed to be occupied by staff, peak measured demand is considered to be 20 parking spaces. This is expected to increase to a peak demand of 30 spaces with the extra library and service centre visitors. This is shown in

	Existing Demand	Predicted Additional Demand	Total
Customers/Visitors	20	10	30
Staff	4	23	27

Table 4 Total anticipated parking demand

However, many of the proposed 34 onsite parking spaces will be reserved for staff or the mobility impaired and thus will be unavailable for visitors. Under the new parking layout 19 parking spaces will be available for visitors and customers. As the existing measured demand requires approximately 20 visitor spaces, the proposal will increase demand to 30 visitor parking spaces while dropping availability to 19 parking spaces. This does not include demand generated by the theatre. As such, it is expected that at

least 11 on-street parking spaces will be required to meet regular, non-theatre demand. This situation is summarised in

	Visitor spaces	Staff spaces	Disability spaces ¹	Total
Onsite Spaces	19	12	3	34
Korora Road Angled Spaces	17	0	0	17
Total Provided	36	12	3	51
Anticipated Demand	30	27	0	57
Surplus (Shortfall)	6	(15)	3	(6/9²)

Table 5 Future parking demand and provision summary

¹ Disability spaces refer to spaces specifically marked as being reserved for the mobility impaired. While these spaces may be used by visitors or staff with mobility issues, they are generally unavailable for the majority of visitors and staff and must be considered as such.

² The expected technical shortfall is six parking spaces, but it is expected that the three disability spaces will be unavailable for the majority of visitors so will lead to an actual shortfall of nine spaces.

As it is expected that staff will use approximately 15 on-street parking spaces, though regular visitor and customer demand will be met by the onsite spaces and the 17 angled spaces on Korora Road.

On-street Parking

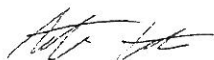
The Beca transport report identifies that existing demand leaves a significant number of on-street parking spaces available. While we agree that sufficient on-street parking spaces are available to meet the expected increase in demand it is important to question the suitability of using on-street parking for these activities.

On-street parking is usually used by local residents and visitors to residential sites as well as providing overflow parking in the case of a special event. By requiring regular visitors to use these parking spaces visitors to local residences will find it more difficult to locate available parking spaces and there will be fewer parking spaces if a special event is being held in the area. As the expected parking shortfall does not include demand generated by the theatre, any daytime shows will require visitors to use on-street parking. This will further reduce the availability of on-street parking for locals and increase the distance from the site at which residents will notice the effects of the parking shortfall at the site.

Conclusion

It is concluded that the proposed designation will not provide sufficient parking for the combined demand from existing and planned facilities. A significant number of staff will require on-street parking on a regular basis which will have a more than minor effect on local residents and businesses.

Yours sincerely



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