

10.2.6 Cash-in-lieu for car parking in the Regional Centre zone is as follows:

The land area for a car parking bay shall include the land area for the bay itself plus an allowance for the vehicle aisle and access:

Aisle Width	5.8m
Bay Length	5.4m
Bay Width	2.6m
	$(5.8 + 5.4 \times 2.6)$ 29m <sup>2</sup> per bay

Note: Taken from AS/NZ Standard 2890.1 : 2004  
Parking Facilities, Part 1: Off-street car parking  
User class 3 (short-term city and town centre parking, parking stations)

*Land value:	\$1,000 / m <sup>2</sup>
Land value per bay:	\$29,000
**Construction cost per bay:	\$3,000
<u>Total cost:</u>	<u>\$32,000</u>

Cash-in-lieu contribution (@75%) per car bay: **\$24,000**

\* Land value based on research done as part of the Batavia Coast Marina project in June 2015. Proponents may obtain their own valuation from a licensed valuer.

\*\* Construction costs are based on sealing to bitumen standard, drainage and line marking for 'at grade' (not decked) parking and are calculated by the local government.

10.2.7 Cash-in-lieu for motorcycle / scooter parking in the Regional Centre zone is as follows:

Bay Length	2.5m
Bay Width	1.2m
	$(2.5 \times 1.2)$ 3m <sup>2</sup> per bay

Note: Taken from AS/NZ Standard 2890.1 : 2004 (clause 2.4.7).

*Land value:	\$1,000 / m <sup>2</sup>
Land value per bay:	\$3,000
Construction cost per bay:	\$600
<u>Total cost:</u>	<u>\$3,600</u>

Cash-in-lieu contribution (@75%) per motorcycle / scooter bay: **\$2,700**

\* Land value based on research done as part of the Batavia Coast Marina project in June 2015. Proponents may obtain their own valuation from a licensed valuer.