



Memorandum

TO: Lianne Darby, Planner

FROM: Grant Fisher, Planner/Engineer Transport

DATE: 30 May 2016

SUBJECT: **SUB-2016-34**
10 RICcarton ROAD WEST, MOSGIEL

Application: Consent is sought to subdivide the property at 10 Riccarton Road West, Mosgiel, into two lots. Land Use Consent LUC-2015-577 has previously been issued for two residential activities within the property.

Access: Vehicle access to Lots 1 and 2 will be via the existing entrance from Riccarton Road West, located in the north-western corner of the site. The access will be within the leg-in to Lot 2, over which Lot 1 will have rights of way. It is noted that the adjoining property to the north of the site, Pt Sec 11 (OT258/297), will retain its existing right of way over the site, also within the leg-in to Lot 2.

Transport considers these access provisions to be acceptable. The access upgrade requirements of LUC-2015-577 are considered to be appropriate to impose on this consent. Specifically, the existing access formation within Lot 2 shall be hard surfaced from the edge of the carriageway of Riccarton Road West to a distance not less than 5.0m inside the property boundary, and be adequately drained for its duration.

Should this requirement necessitate works being undertaken within the legal road corridor, it should be advised that the vehicle crossing is within legal road and is therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation).

Parking/Manoeuvring: It is noted that there are no on-site parking/manoeuvring requirements for residential activities in the Rural zone.

Generated Traffic: It is considered that the effect of traffic generated by the proposal will be no more than minor, and has effectively already been granted consent to under LUC-2015-577.

Conclusion: Transport considers the proposed subdivision to have no more than minor adverse effect on the safety/functionality of the transport network, subject to the following:

Conditions:

- (i) The existing vehicle access formation within the leg-in to Lot 2 shall be hard surfaced from the edge of the carriageway of Riccarton Road West to a distance not less than 5.0m inside the property boundary, and be adequately drained for its duration.

Advice notes:

- (i) Should vehicle access works need to be undertaken within the legal road corridor, it should be advised that the vehicle crossing is within legal road

- and is therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation).
- (ii) It is advised that a formal agreement be drawn up between the owners/users of all private accesses in order to clarify their maintenance responsibilities.

A handwritten signature in black ink, appearing to read 'G. Fisher', with a stylized, flowing script.

Grant Fisher
Planner/Engineer
Transport