



Memorandum

TO: Amy Young, Planner

FROM: Grant Fisher, Planner/Engineer Transport

DATE: 28 August 2017

SUBJECT: **SUB-2017-74 & LUC-2017-407**
34 GORMAN STREET, MACANDREW BAY

Application: Consent is sought to subdivide the above property into three undersize rural lots. Lot 1 will be 2.0ha and contain an existing dwelling. Lot 2 will be 2.0ha with a proposed building platform. Lot 3 will be 14.3ha with a proposed building platform.

Access: Vehicle access to the dwelling within Lot 1 will be via the existing entrance from the eastern end of Gorman Street. Given that the dwelling is an existing activity, and the use of the vehicle access to it is anticipated remain unchanged as a consequence of the proposed subdivision, the existing vehicle access is considered to be acceptable to remain.

Vehicle access to Lots 2 and 3 will be via from the eastern end of Porterfield Street, via proposed Right of Way A. The submitted survey plan shows the vehicle access formation to Lot 3 to branch from Right of Way A toward the south, running within Lot 3 adjacent to the Lot 2/Lot 3 boundary.

As per Rural zone requirements, and presuming that residential activity will be the primary activity within Lots 2 and 3, Transport considers it is reasonable to require Right of Way A to be a minimum 3.5m formed width, hard surfaced from the edge of the carriageway of Porterfield Street to a distance not less than 5.0m inside the property boundary, and be adequately drained for its duration.

It is advised that the vehicle crossing to Right of Way A, between the road carriageway and the property boundary, is within legal road and is therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from the DCC Transport Group). 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.

Parking/Manoeuvring: It is considered that there is ample space within Lot 1 to provide for the parking needs of the existing dwelling, and enable vehicles to drive onto and off Gorman Street in a forward direction. It is advised that in the event of any future development on the site (i.e. Lots 2 and 3), Transport would assess provisions for parking and manoeuvring at the time of resource consent/building consent application.

Generated Traffic: Transport anticipates that the adverse effect of traffic generated by the proposed subdivision will be no more than minor.

Conclusion: Transport considers the proposed subdivision to be acceptable, subject to the following:

Conditions:

- (i) Right of Way A shall be a minimum 3.5m formed width, hard surfaced from the edge of the carriageway of Porterfield Street to a distance not less than 5.0m inside the property boundary, and be adequately drained for its duration.

Advice notes:

- (i) It is advised that the vehicle crossing to Right of Way A, between the road carriageway and the property boundary, is within legal road and is therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from the DCC Transport Group).
- (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.
- (iii) It is advised that in the event of any future development on the site, Transport would assess provisions for access, parking and manoeuvring at the time of resource consent/building consent application.



Grant Fisher
Planner/Engineer
Transport