



Memorandum

TO: Kirstyn Lindsay, Senior Planner

FROM: Grant Fisher, Planner/Engineer Transport

DATE: 21 June 2016

SUBJECT: **LUC-2016-110**

38 RICHMOND STREET, DUNEDIN

Application: Consent is sought to establish two residential units at the above property, which has an overall site area of 438m².

Access: Proposed Unit 1 will have vehicle access via a new crossing on Richmond Street. Proposed Unit 2 will have vehicle access via the existing vehicle crossing on Richmond Street. The proposal therefore breaches Rule 20.5.7(i) of the District Plan, which permits only a single vehicle access for the site. Transport considers the proposed secondary vehicle access to be acceptable in this instance, noting that the proposal is for 2 x 3.0m vehicle accesses which are similar in effect to a compliant single 6.0m vehicle access.

Each vehicle access shall be a minimum 3.0m formed width, hard surfaced from the edge of the carriageway of Richmond 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 new vehicle crossing is required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation). The existing vehicle crossing is acceptable to remain.

Parking: Each proposed residential unit will be provided with a single on-site parking space, which complies with the parking requirements of the Residential 2 zone.

Manoeuvring: *Neither proposed Unit 1 nor Unit 2 will be provided on-site manoeuvring. Transport considers this to be acceptable, noting that Richmond Street is a low-volume Local Road.*

Generated Traffic: *It is considered that adverse effects relating to traffic generated by the proposed development will be less than minor.*

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

Conditions:

- (i) Each vehicle access shall be a minimum 3.0m formed width, hard surfaced from the edge of the carriageway of Richmond Street to a distance not less than 5.0m inside the property boundary, and be adequately drained for their duration.

Advice notes:

- (i) It is advised that the new vehicle crossing is required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation).

A handwritten signature in black ink, appearing to read 'G. Fisher', written in a cursive style.

Grant Fisher
Planner/Engineer
Transport