



Memorandum

TO: Lianne Darby, Planner

FROM: Grant Fisher, Planner/Engineer Transport

DATE: 8 August 2017

SUBJECT: **SUB-2017-43, LUC-2017-222, & LUC-2017-223**
91 & 99 FORMBY STREET, OUTRAM

Application: Consent is sought to establish a residential dwelling on the property at 91 Formby Street on Rural-zoned land, and to subdivide the land of Lot 2 SUB-2017-33 (part of 99 Formby Street) into nine lots, with land use to establish residential activity on each of the new lots. Lots 1 to 8 will be 1090m² to 1550m², and Lot 9 will be a 2.6ha site.

Access: The overall site has frontage to both Formby Street and Huntly Road. Lots 1 to 8 will front Formby Street, and Lot 9 will front Huntly Road and Formby Street.

It is noted that Formby Street, in the vicinity of the site, comprises a sealed carriageway approximately 6m wide, with metalled shoulders and roadside drainage features. There are no footpaths installed near the site, with the closest footpath on Formby Street being approximately 210m north of the site. The metalled shoulders therefore facilitate pedestrian movement in the vicinity of the site.

Lots 1 to 8 are located substantially within the portion of the site zoned Residential 5. Given that these lots comprise the majority of the site's frontage to Formby Street, the subdivision will have development contributions applied to it, and the nearest footpath is over 200m from the site, Transport does not consider it reasonable to require the applicant to construct footpath adjacent to their boundary as part of this development. In principle, development contributions are obtained and allocated for such infrastructural improvements as set by DCC forward works programmes, though it is noted that such improvements on Formby Street are not currently on any transport forward works programme.

Individual site access will be ascertained when development of the proposed lots occurs, and will be assessed as part of any required building consent and/or resource consent application. An advice note is recommended, below, outlining this.

Parking/Manoeuvring: It is advised that in the event of any future development on the site, Transport would assess provisions for parking and manoeuvring at the time of resource consent/building consent application.

Generated Traffic: The adverse effect of traffic generated by the proposed subdivision is anticipated to have no more than minor adverse effect on the transport network.

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

Advice notes:

- (i) 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