



Memorandum

TO: Jeremy Grey, Planner

FROM: Grant Fisher, Planner/Engineer Transport

DATE: 2 February 2017

SUBJECT: **SUB-2017-90 & LUC-2017-119**
119 EDINBURGH STREET, AND 20 ROTHESAY STREET,
WAIKOUAITI

Application: Consent is sought to adjust the boundaries at the above site to create two titles, and for the establishment of a new residential activity and shed on Lot 2. Lot 1 will contain an existing residential activity.

Access: Vehicle access to the existing dwelling within Lot 1 will remain unchanged as a consequence of the proposed subdivision, which is acceptable.

While a proposed vehicle access location to Lot 2 is shown on the application plans, it is considered more appropriate to delay formal approval of a vehicle access to this site until the time of a future resource consent/building consent application being submitted. As a side note, the proposed vehicle access location appears to breach the minimum separation distance requirement with respect to the Edinburgh Street/Rothesay Street intersection, and is therefore unlikely to be approved in that location.

Parking/Manoeuvring: There is considered to be ample space within Lots 1 and 2 to accommodate the on-site parking and manoeuvring requirements of the existing and proposed residential activities.

Generated Traffic: Traffic generated by the proposed subdivision and development of the site is unlikely to have significant adverse effect on the safety/efficiency of the transport network.

Conclusion: Transport considers the proposed subdivision and development of the site to be acceptable in terms of impact on the transport network.

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