

Memorandum

TO: Darryl Sycamore, Planner

FROM: Grant Fisher, Planner/Engineer Transport

DATE: 14 February 2017

SUBJECT: **LUC-2016-481**
1069 HIGHCLIFF ROAD, DUNEDIN

Application: Consent is sought to establish a residential activity within an undersized rural site.

Access: The site will achieve vehicle access to Highcliff Road at the curve adjacent to the property's frontage. Visibility that can be achieved along the frontage of the site is considered to be sufficient for an operating speed of up to 60km/h as per NZTA RTS 6 guidelines. While no speed surveys are available in this location, the estimated operating speed at the curve based on desktop calculations, and driving the road in this location, is in the order of 40-50km/h. Achievable sight distance for a vehicle access in this location is considered to be acceptable for the proposed use.

The vehicle access shall be a minimum 3.5m formed width, hard surfaced from the edge of the carriageway of Highcliff Road to a distance not less than 5.0m inside the property boundary, and be adequately drained for its duration. The vehicle crossing, 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).

Parking/Manoeuvring: There is considered to be ample space available within the site to provide for the parking needs of the proposed activity, and to enable vehicles to drive onto and off the site in a forward direction.

Generated Traffic: Traffic generated by the proposal is considered to have no less than minor adverse effect on the safety/functionality of the transport network.

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

Conditions:

- (i) The vehicle access shall be a minimum 3.5m formed width, hard surfaced from the edge of the carriageway of Highcliff Road to a distance not less than 5.0m inside the property boundary, and be adequately drained for its duration.

Advice notes:

- (i) The vehicle crossing, 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 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.

A handwritten signature in black ink, appearing to read 'G. Fisher', with a stylized flourish at the end.

Grant Fisher
Planner/Engineer
Transport