



Memorandum

TO: Darryl Sycamore, Planner

FROM: Grant Fisher, Planner/Engineer Transport

DATE: 12 December 2016

SUBJECT: **SUB-2016-107**
49 WALTON STREET, DUNEDIN

Application: Consent is sought to subdivide the above site into two lots, and establish a new residential dwelling on each lot. The existing dwelling at the site would be removed.

Access: Vehicle access to Lots 1 and 2 will be from Font Street. Lot 1 will have right of way over Lot 2, though it is noted that Lot 1 will also have legal frontage to Walton Street. Lot 2 will have legal frontage to Font Street only.

The applicant notes non-compliances regarding the proposed access arrangements; the proposed right of way will have a legal width of 3.3m, and the separation between the proposed access and dwelling on Lot 2 will be 0.7m. Compliant standards are 3.5m legal width, and 1.0m separation between dwellings and access ways. Transport considers these non-compliances to have no less than minor effect on the safety/functionality of the vehicle access.

Transport considers the proposed access arrangements to be acceptable, subject to the vehicle accesses meeting the formation standards of the District Plan. Specifically, the vehicle access to Lot 2 shall be a minimum 3.0m formed width, hard surfaced from the edge of the carriageway of Font Street to a distance not less than 5.0m inside the property boundary, and be adequately drained for its duration. As the vehicle access to Lot 1 is via a right of way, its full length shall be a minimum 3.0m formed width, adequately drained, and hard surfaced for its duration.

It is advised that 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: Each dwelling will be provided a single on-site parking space. It is noted that this would comply with District Plan requirements for parking associated with permitted residential activities. Transport therefore considers the proposed parking arrangements to be acceptable.

Manoeuvring: On-site manoeuvring is required for the proposed dwelling on Lot 1 as it is a rear site. The plans provided with the application shows that a manoeuvring area has been provided for this dwelling. On-site manoeuvring is not required for the proposed dwelling on Lot 2.

Generated Traffic: Transport anticipates the effect of traffic generated by the proposed development to have negligible impact on the safety/functionality of the surrounding transport network.

Conclusion: Transport considers the proposed development to have no more than minor adverse effect on the safety/functionality of the transport network. The following conditions are recommended:

Conditions:

- (i) The vehicle access to Lot 1 shall be a minimum 3.0m formed width, adequately drained, and hard surfaced for its duration.
- (ii) The vehicle access to Lot 2 shall be a minimum 3.0m formed width, hard surfaced from the edge of the carriageway of Font Street 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 a formal agreement be drawn up between the owners/users of all private accesses in order to clarify their maintenance responsibilities.



Grant Fisher
Planner/Engineer
Transport