

Karen Bain

From: Logan Copland
Sent: Friday, 14 August 2020 01:03 p.m.
To: Karen Bain
Cc: Transport
Subject: LUC-2020-263 - advice from Transport Department

LUC-2020-263 – 280 & 336 CUMBERLAND STREET, DUNEDIN

Hello Karen,

Resource consent is sought for the above ground demolition of all of the existing Cadbury Factory buildings, including the façades that are scheduled heritage items, but excepting the former dairy and Machine House building on the Castle Street frontage at the above site. The heritage facades that are the subject of this application are not located within 336 Cumberland Street, but the applicant has advised that 336 is included in the application because it is likely to be used as a staging area for the demolition, including for vehicle access. The site has frontage to Castle Street, Cumberland Street and St Andrew Street, which are under the authority of the NZTA. The site is zoned CBD Edge Commercial North, which is a sub-category of the Commercial and Mixed Use Zone. The proposal is a non-complying activity.

The proposed demolition will occur over a period of 80 weeks, from soft strip-out to completion of above-ground demolition. Hard demolition is expected to commence in March 2021 and completed in February 2022. Demolition works will be limited to Monday to Saturday 07:30-1800hrs each day. No work will occur at night, on Sundays or public holidays, except in case of emergencies, or to accommodate requests of specific stakeholders. The application has been publicly notified.

In terms of transport effects, you have indicated in your memorandum that “there is limited scope to consider effects on the transportation network in this instance”. I understand that there are no specific breaches of any Transport performance standards of the 2GP. That said, you have also stated that should consent be granted for the demolition, a demolition management plan (DMP) will be required as a condition of consent, and that this will require inclusion of a traffic management plan (TMP). Condition 2(d) of LUC-2019-540 is relevant in this respect. Given the consent relates to demolition/deconstruction, the transport effects associated with this proposal are considered to be temporary in nature. It is advised, however, that in the event of future development on the site, Transport would assess any associated transportation effects at the time of resource consent/building consent.

The details of the traffic management plan will be assessed at a later stage, upon receipt of the TMP, outside of this resource consent process. Section 7.5 of the application indicates by way of an advice note that prior to submitting the required TMP, it should be provided to the NZTA for review, and any feedback incorporated into the plan prior to formal submission to the Dunedin City Council, for approval/certification.

As a general comment, demolition/deconstruction traffic will need to be managed in such a way so as to retain appropriate provision/level of service for all road users, to ensure that the safety and efficiency of the transport network is maintained to an appropriate standard, throughout the demolition period (as authorised under any approved TMP). This includes the bus service, as well as vehicle, pedestrian and cycle traffic. A condition should also be imposed on the consent requiring any damage to any part of the footpath, road formation and/or any other public roading assets as a result of the demolition works, to be reinstated at the applicant's expense, to the satisfaction of the relevant road controlling authority i.e. the NZTA or the Dunedin City Council's Transport department.

Overall, while the proposed demolition will have noticeable effects on the transportation network, it is considered appropriate in this instance for these to be managed by way of temporary traffic management plan(s), which will require further consultation with the relevant RCAs.

The applicant may also require separate approval for any temporary vehicle access locations, once chosen, and these will be required to comply with the vehicle access performance standards contained with Rule 6.6.3 of the 2GP.

Please let me know if you would like to discuss.

Regards,
Logan.

Logan Copland
PLANNER
TRANSPORTATION

P 03 477 4000 | **M** 021 951 290 | **E** logan.copland@dcc.govt.nz

Dunedin City Council, 50 The Octagon, Dunedin

PO Box 5045, Dunedin 9054

New Zealand

www.dunedin.govt.nz