

Memorandum

TO: John Sule, Senior Planner/Melissa Shipman, Planner

FROM: Logan Copland, Graduate Planner – Transport

DATE: 24 July 2018

SUBJECT: **SUB-2018-67 & LUC-2018-357**
46 DISTRICT ROAD, ROSENEATH

Application:

Resource consent is sought to subdivide the above 4.9ha site into two residential lots. Lot 1 will be 3.4ha and will contain the existing dwelling. Lot 2 will be 1.5ha and residential development is anticipated.

The site is zoned Rural under the Operative District Plan. District Road is classified as a Local Road in the District Plan Road Hierarchy.

Access:

Access to both lots will be achieved via the existing vehicle crossing to District Road. Right of Way A will be established over the existing metalled driveway formation in order to provide legal vehicular access to both lots. Transport considers that the full length of Right of Way A shall be a minimum 3.0m formed width, adequately drained, and hard surfaced from the edge of the carriageway of District Road to a distance of not less than 5.0m inside the property boundary.

Parking/Manoeuvring:

As the subject site is a rural site with frontage to a Local Road, there are no minimum parking requirements that apply to the proposal. However, Transport notes that there is ample space on both lots to provide for parking and manoeuvring.

Generated Traffic:

Transport considers the impacts of the proposed development on the transport network to be no more than minor.

Conclusion:

Transport considers that the adverse effects of the proposal on the transportation network will be no more than minor, subject to the following condition(s) and advice note(s):

Conditions:

- (i) The full length of Right of Way A shall be minimum 3.0m formed width, adequately drained, and hard surfaced from the edge of the carriageway of District Road to a distance not less than 5.0m inside the property boundary.

Advice notes:

- (i) 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.
- (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 building consent/resource consent application.