



Memorandum

TO: Lianne Darby, Planner
FROM: Grant Fisher, Planner/Engineer Transport
DATE: 25 July 2017
SUBJECT: **SUB-2017-5 & LUC-2017-52**
25 ASHTON STREET, MOSGIEL

Application: Consent is sought to subdivide the above property into two lots. Lot 1 will be a vacant site of 6.03ha with a proposed building platform. Lot 2 will be 3.55ha containing the existing dwelling within the site.

Access: Legal and physical access to the site will be via the existing road frontage to Ashton Street. There is an existing vehicle access formation to the site in this location which will have a right of way created over it to enable access over Lot 1 to Lot 2.

The existing vehicle access formation within the site is metalled, and the applicant does not intend to hard surface it. They state that it is in good condition and appropriate for the intended residential use, and that the presence of a cattle stop prevents loose material migrating from the site onto the adjacent road carriageway. In this instance Transport considers is acceptable for the proposed right of way to remain as a metalled surface given the above considerations.

Parking/Manoeuvring: There are considered to be more than adequate on-site parking/manoeuvring provisions within Lot 2 to cater for the needs of the existing residential activity. It is advised that in the event of any future development on the site, Transport would assess provisions for parking and manoeuvring at the time of resource consent/building consent application.

Generated Traffic: Transport considers traffic generated by the proposed subdivision, and consequent residential activity, to have no more than minor adverse effect on the safety/functionality of the transport network.

Conclusion: Transport considers the proposed subdivision of the site to be acceptable, subject to the following:

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 parking and manoeuvring at the time of resource consent/building consent application.

Grant Fisher
Planner/Engineer
Transport