

The Bay Hill Developments Ltd
C/- Planz Consultants Ltd
PO Box 1845
Christchurch 8140

19 September 2016

Attention: J Cleese

Via email

Dear Jonathan

RESOURCE CONSENT APPLICATION 102.2016.142 – THE BAY HILL LTD
REQUEST FOR FURTHER INFORMATION

As discussed, following receipt of the Abley traffic assessment and closing of submissions, further information is requested under Section 92(1) of the Resource Management Act 1991.

The following additional information is requested, as identified in the Abley traffic assessment:

- 1) The traffic assessment provided with the application allows for traffic growth evenly across all vehicle types. There appears to be no consideration of projected Port growth that may result on the heavy vehicle growth being greater than light vehicle growth. Please provide some additional assessment of this potential growth in relation to the traffic impacts of the proposal.
- 2) The split of trips between the car park building and the existing car parks on The Bay Hill assumes that the car park building will have allocated spaces and that the visitors to the development will need to use nearby public parking. Please confirm whether this is the case, as it impacts the entire assessment.
- 3) The Sidra modelling includes some inaccuracies and potential issues with the geometric layout coding and operational settings issues. Given the existing demand / capacity relationship, the modelling issues should be addressed to facilitate better understanding of the cumulative effects of the development traffic on the performance of the intersections. Any calibration of the modelling should also be provided to increase confidence in the results of the post-development modelling.
- 4) A total of 62 spaces are proposed as part of the development; however, the District Plan requires a minimum of 134 spaces to be provided, which is a higher number than assessed in the application. The proposed development therefore has a statutory undersupply of 72 spaces. The estimated peak parking demand, excluding the residential component is in the order of 74 to 78 spaces meaning around 40 – 50 vehicles will need to find parking off-site. Furthermore, there are 56 public parking spaces available in two parking areas in the triangular area in the northern portion of the area east of Theodosia Street, north of Sefton Street and west of The Bay Hill that can absorb around 16 vehicles, bringing the overflow demand to 24 – 34 vehicles. It is noted that the Traffic assessment provided with the application does not provide sufficient evidence to support the statement that the demand for off-site car parking can be met within the nearby public car parks or on the street in the vicinity of the development. This is identified as a significant shortcoming of the assessment in the Abley assessment, as it does not allow an informed decision to be made on the veracity of the claims. Please confirm how the Applicant proposes to address the parking shortfall.

- 5) The parking space layout is acceptable provided that the parking building is not used by the general public. Please confirm that the parking building is to be limited to residents and employees and is not used by the general public.
- 6) Please confirm that the rubbish truck access is adequate to ensure that adequate clearance is available for rubbish truck manoeuvring within the building.

Overall, the key issue surrounding the proposed development from a transport perspective is the ability of the receiving transport environment to absorb the parking demands of the activity that are not accommodated on-site without creating adverse effects on others.

- 7) As identified in the submissions, please provide shading diagrams or other appropriate assessment to indicate the degree of shading likely to occur beyond the boundary of the site as a result of the over-height portions of the proposed buildings.

Responding to this request:

The Resource Management Act (section 92A) places certain obligations on applicants. Within 15 working days of receiving this letter you are required to do one of the following:

- Provide the requested information; or
- Provide written confirmation that you are unable to provide the requested information within the timeframe, but do intend to provide it; or
- Provide written confirmation that you do not agree to provide the requested information.

In accordance with the Act your application will be placed on hold from the date of this letter until we receive the information that satisfies this request.

If you provide all of the information within 15 working days and we are satisfied that it is complete and that it does not raise additional unanswered issues, we will continue processing your consent from the date that the information is provided.

If, within 15 working days of this request, you advise that you intend to provide the information, we will agree to a reasonable timeframe for it to be provided. As above, we will recommence processing of the application once complete information that does not raise additional unanswered issues has been received.

If you have any queries please contact me on 03 367 2476.

Yours faithfully



Andrew Henderson

Consultant Planner

on behalf of

Beca Ltd

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