

20 November 2018

Urban Perspectives Ltd
PO Box 9042
Marion Square
WELLINGTON 6141

Attention: Mr Alistair Aburn

Dear Alistair

Southern Cross Hospital, Newtown Addendum to Transportation Assessment Report

Southern Cross Hospital Ltd ("Southern Cross") has lodged an application for resource consent (SR 414740) to expand their current operation at 90 Hanson Street, Newtown, to provide a new consultancy building and associated carparking. Since lodgement, the proposed development has been adjusted slightly to reduce the scale of the proposed new building. The associated impacts of these changes with regard to traffic and parking matters are assessed and described within this report.

Overall, it is noted that the proposed amendment to the hospital expansion will not change any of the conclusions reached within the Transportation Assessment Report¹ ("TAR") that accompanied the original application. Indeed, the slight reduction in scale of the development now proposed will result in some net improvement over the original scheme.

Changes to Development Proposal

Table 1 below provides a summary of the proposed changes to the development's Gross Floor Area ("GFA") and on-site parking provision.

Table 1: Summary of Changes

Component	Originally Submitted	Amended
New Build GFA	1,060m ²	972m ²
Parking Ratio ² for New Build	7.2 spaces / 100m ²	7.5 spaces / 100m ²
Site-wide Car Parking Provision	117	114

As shown in the table above, the amended plans include a reduction in consulting room space of approximately 90m² GFA. Notwithstanding the small reduction to on-site parking provided within the amended scheme (i.e. 3 spaces), the overall parking ratio provided at the site remains higher than that delivered under the original application, both in terms of the new consulting building as well as across the hospital site as a whole.

With the proposed net reduction to GFA within the new consulting building, there will be a commensurate reduction in the number of additional staff and patient vehicle movements generated to and from the site, leading to associated benefits on the adjacent network.

¹ TAR prepared by TDG (now Stantec NZ), dated 26 April 2018

² i.e. net difference in number of existing parks lost due to new building, and the additional spaces provided either within the new building or across the wider site

The amended on-site parking plans, which are provided separately as part of the wider documentation, provide for an equivalent arrangement to that included in the original development scheme (minus three spaces), noting that a small adjustment to the parking layout around the northeast corner of the existing hospital building is proposed. There are no changes to the vehicle access arrangements off Hanson Street from those described in the TAR, with adequate pedestrian inter-visibility splays³ provided at the site driveways, as well as the internal vehicle circulation routes where they intersect with pedestrian routes.

In conclusion, and as shown in the assessment detailed above, the updated development proposal scheme results in a reduction in the quantum of new activity at the site, leading to a small net increase to the on-site parking ratio and delivering a small decrease in the number of vehicle trips generated to/from the adjacent road network. In this manner, the changes represent a small improvement over the previously assessed development. This amended proposal can therefore continue to be supported from a traffic engineering perspective.

We trust this report adequately addresses the proposed amendments to the development proposal from a traffic and transportation perspective.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jamie Whittaker', written in a cursive style.

Whittaker, Jamie
Principal Transportation Planner
Stantec New Zealand

³ Which can comply with the requirements of AS/NZS2890.1 2004 Part 1 Off-street Car Parking