

23 July 2019

Urban Perspectives Ltd
PO Box 9042
Marion Square
Wellington 6141

Attention: Alistair Aburn

Dear Alistair

**Southern Cross Hospital, Newtown
Revised Application – Addendum Transportation Assessment**

Southern Cross Hospitals Ltd (“Southern Cross”) has lodged an application for resource consent (SR 414740) to expand their current hospital activity at 90 Hanson Street, Newtown. The development plans provide for a new building accommodating a consultancy space and associated carparking. Since the application was lodged, the proposal has been amended slightly. As such, the purpose of this report is to provide an assessment of the transport related matters associated with the revised proposal.

By way of background, Stantec was responsible for preparing the Transportation Assessment Report¹ (“TAR”) which accompanied the original resource consent application, as well as an addendum to the TAR (dated 20 November 2018) that addressed some changes to the development plans that were subsequently made to reduce the overall scale of the new building. Since then, the proposal plans have been further modified to move the new consulting room level further to the south, as well as incorporate some architectural design changes.

By way of summary it is assessed the revised development as now proposed, does not change any of the conclusions reached either within the TAR or subsequent addendum report, and that the development proposal can continue to be supported from a transport perspective.

Revised Application

The revised proposal (detailed plans for which are included separately in the revised AEE) provides for a slight change in the new building Gross Floor Area (“GFA”) and on-site parking provision, as summarised in Table 1 below.

Table 1: Development Proposal GFA and On-site Parking Provision

	Original Scheme (April 2018)	November 2018 Amended Scheme	Revised Proposal Scheme
New Consulting Space GFA (m ²)	1,060	972	967
Total on-site parking provision	117	114	114

As shown, the revised proposal provides for around 100m² GFA less within the new consulting building as compared to the original application, and a commensurate reduction in parking (i.e. 3 fewer spaces), and an essentially equivalent GFA and on-site parking provision arrangement to the November 2018 addendum.

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

Applying the parking demand ratio² for consulting rooms adopted in the TAR of 3.6 parks per 100m² GFA, to the proposed 967m² GFA new building, indicates a requirement for some 35 car parks; the additional 42³ parking spaces included in the revised development plans therefore meet this requirement.

With a decrease in floor area as now proposed (compared to the original application), there will be some reduction in the site traffic generation to that which was set out and described in the TAR, as a result of some reduced staff and visitor vehicle movements to and from the site, leading to associated benefits on the adjacent network.

The revised on-site parking provision (again, illustrated separately in the fuller development plans), provides an equivalent arrangement as that included in the previous plans, noting that two additional car parks are now provided within the existing rear staff carpark. The vehicle access arrangements off Hanson Street remain unchanged, with compliant pedestrian visibility splays⁴ able to be achieved at each of these two driveways, as well as where the internal vehicle circulation routes intersect with pedestrian paths.

Overall, and as described above, the revised application plans provide for a slightly reduced quantum of activity at the site as provided for under the original scheme, and an essentially equivalent arrangement as that described in the November 2018 addendum to the TAR. This revised application proposal can therefore continue to be supported from a traffic engineering perspective.

We trust this report adequately addresses the revised development proposal application from a traffic and transport perspective.

Yours sincerely



Whittaker, Jamie
Transportation Planner
Stantec New Zealand

² As set out and described in Section 7.1.2 of the TAR

³ over and above that currently provided on-site (72 existing car parks)

⁴ Provided in accordance with the requirements of AS/NZS2890.1 2004 Part 1 Off-street Car Parking