

Memorandum

To: Michael Campbell – Campbell Brown Planning Limited

From: Phil Fairgray

Date: 17 December 2021

Job No: 1628 M3

Subject: Roading design for the proposed residential subdivision at 2182 East Coast Road, Silverdale, Stages 3 and 4

This Memorandum has been prepared to detail the proposed roading for the proposed Build Rich Limited Stage 3 and 4 residential development at 2182 East Coast Road, Silverdale.

1.0 Introduction and Proposal:

The proposed subdivision is located at 1 Silverwater Drive Silverdale 0993, Lot 7 DP 545151 (10.29 ha in area). This work is residential stages 3 and 4 of a multi-staged development at 2182 East Coast Road, Silverdale. Refer appendix A, for Aspire roading resource consent design drawings.

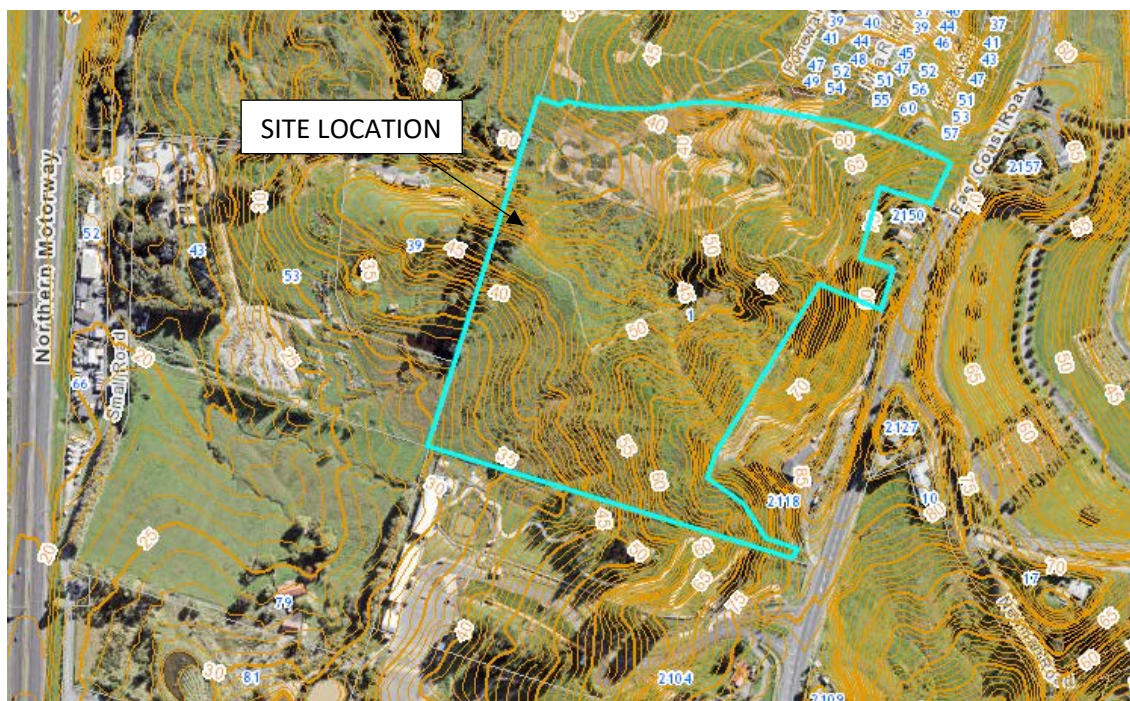


Fig 1: Extract from Auckland Council GIS-existing site location plan

2.0 Roading:

2.1 Overview

Proposed stages 3 & 4 are a part of the overall 'master plan' for the five-stage development at 2182 East Coast Road, Silverdale. Residential stage 1 and commercial stage 5 are constructed complete under Resource Consents BUN60316008 and BUN60337961 respectively. Residential stage 2 is currently under construction under Resource Consent BUN60343364. Stages 3 & 4 to the south of stages 1 & 2 are adjacently connected by Silverwater road and through Spine Road to the west.

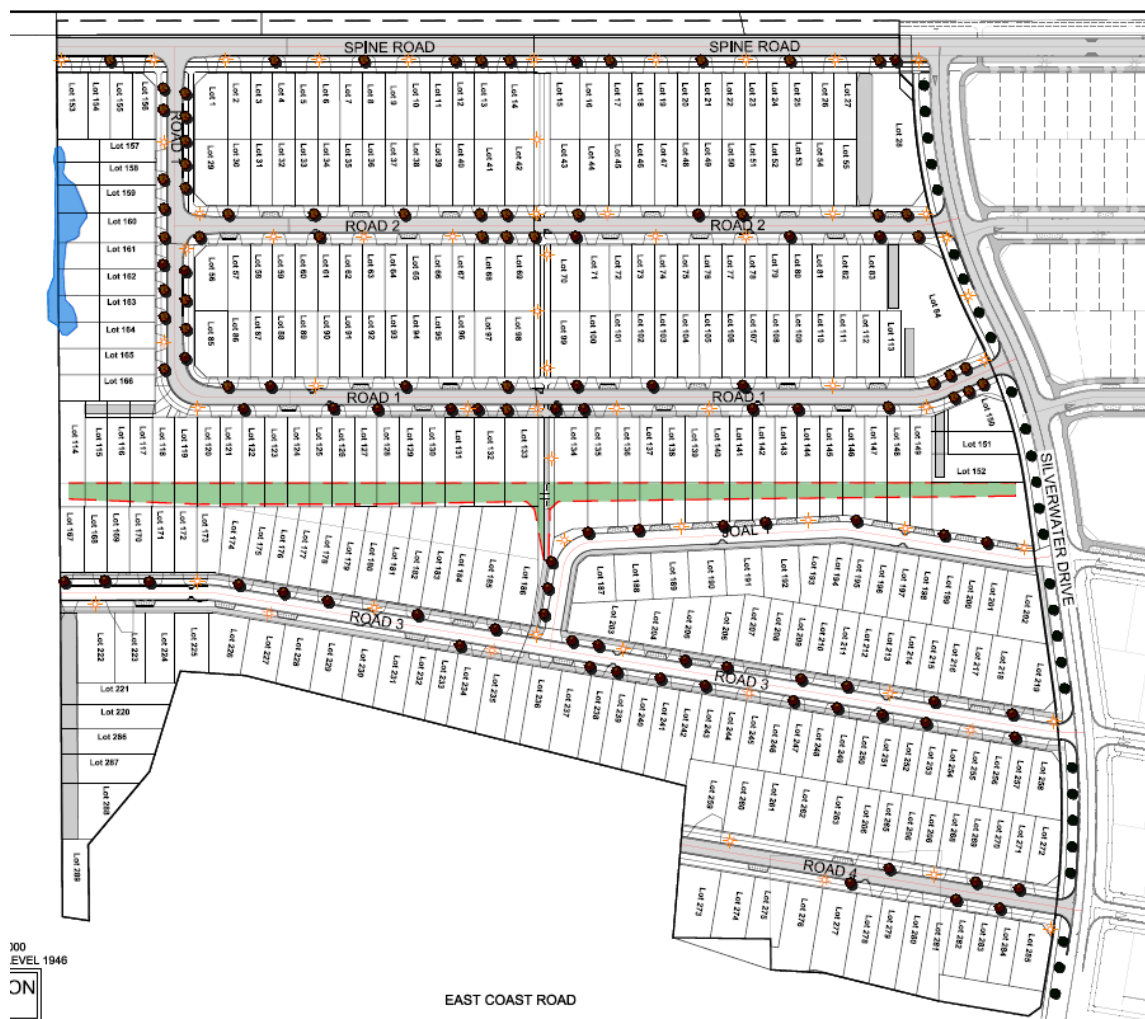


Fig 2: Proposed Road Design Layout

2.2 Layout and Design

The proposed development layout for stages 3 & 4 consists of extending Spine Road, constructing four new public roads (roads 1-4) and one formed jointly owned access lot (JOAL 1). At the western area of the development site, it is proposed to continue extending Spine Road from stage 2 into stages 3 & 4 using the same road layout and reserve widths including the cycle path. Proposed internal public roads 1-4 are designed with the same considerations adopted for stages 1 & 2 internal streets, utilising



the same road design formations. All proposed public roads intersect directly off Silverwater Road and either terminate at the south of the development or interconnect internally. The proposed JOAL also has direct access off Silverwater road and off proposed road 3.

Refer table 2.1 below for a summary of the road layout.

Road ID	Reserve Width (m)	Carriageway Width (m)	Road Length (m)	Footpath	On Street Parking	Street Landscaping	Cycle path
Spine Road	20*	7.00	354**	Both Sides	Y	Y	Y
Road 1	15	5.74	449	Both Sides	Y	Y	N
Road 2	15	5.74	297	Both Sides	Y	Y	N
Road 3	15	5.74	392	Both Sides	Y	Y	N
Road 4	15	5.74	154	Both Sides	Y	Y	N
JOAL 1	-	5.74	225	One Side	Y	Y	N

Table 2.1: Proposed Road Design Formation Summary

**Includes a 5.5 m wide land take along neighbouring lots 17 Small Road, 29 Small Road and 53 Small Road to future vest to Auckland Council.*

***Extended length continued from stage 2 Spine Road construction.*

Traffic calming techniques has been considered and are included within the road design throughout the development. Subject to detailed engineering design it is likely stages 3 & 4 are to adopt the same traffic calming used in stages 1 & 2.

2.3 Traffic Analysis

A site-specific traffic analysis and assessment has been completed on the site by Traffic Planning Consulting Limited. The report includes but is not limited to an existing transport assessment, proposed development assessment and effects of the proposal and Auckland Unitary Plan compliance. Refer Appendix B: TPC Traffic Report for detail.

Please refer to roading plans 1628-RC-RD301 to RD316 attached for the proposed road network layout. Please feel free to contact us if you require any further information.

BUILD RICH LIMITED

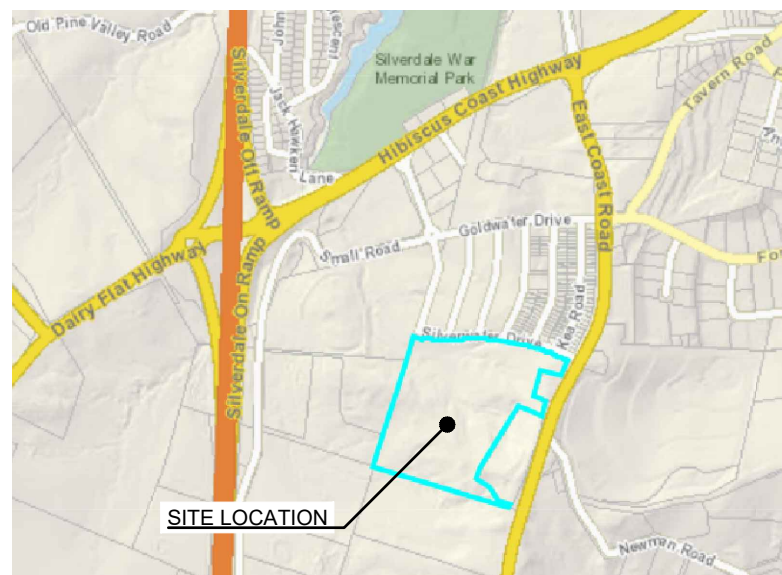
2182 EAST COAST ROAD SILVERDALE

EAST COAST HEIGHTS - STAGE 3 & 4

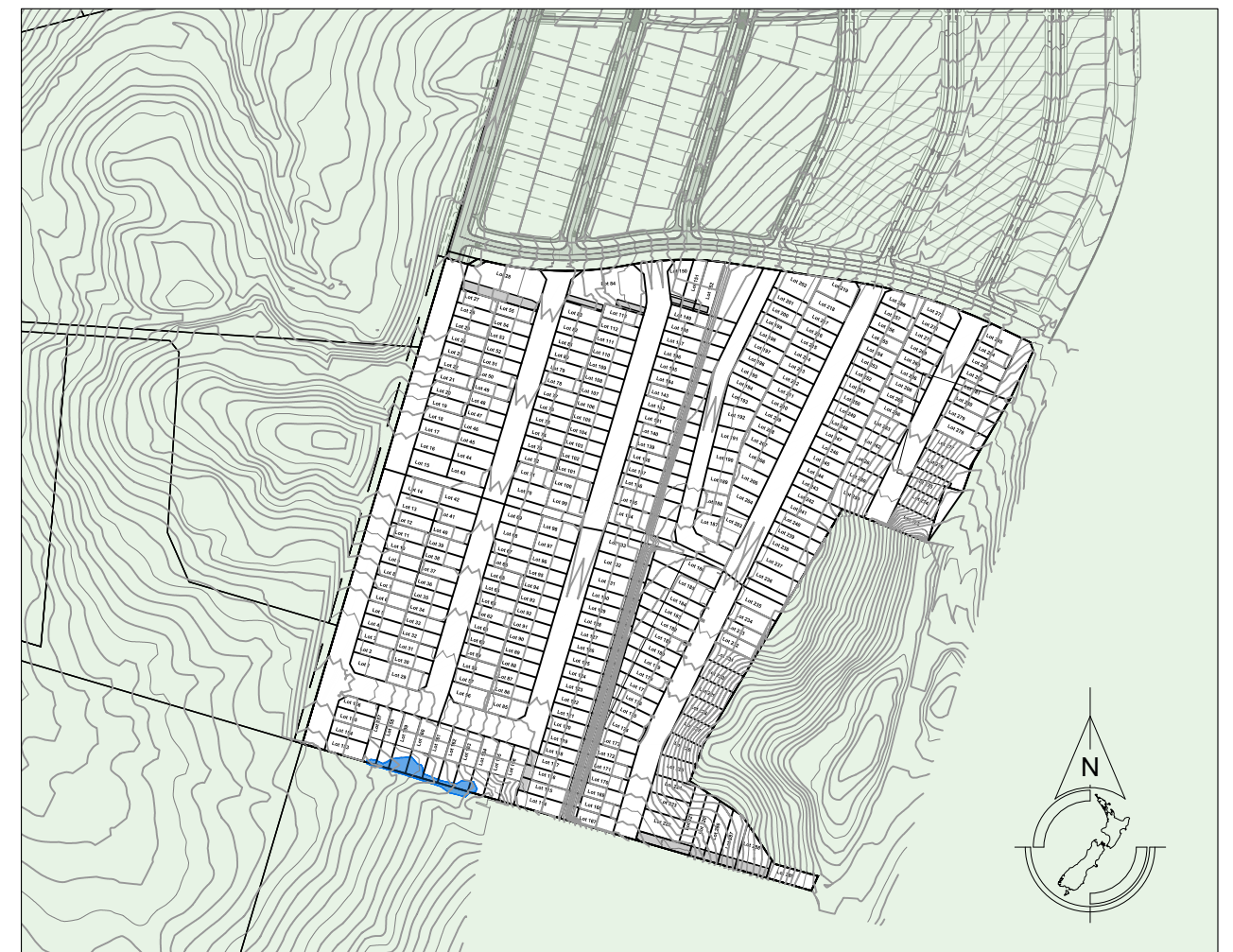
RESOURCE CONSENT PLANS



- PG100 - PRELIMINARY & GENERAL**
- EW200 - EARTHWORKS**
- RD300 - ROADING**
- SW400 - STORMWATER**
- WW500 - WASTEWATER**
- WS600 - WATER SUPPLY**

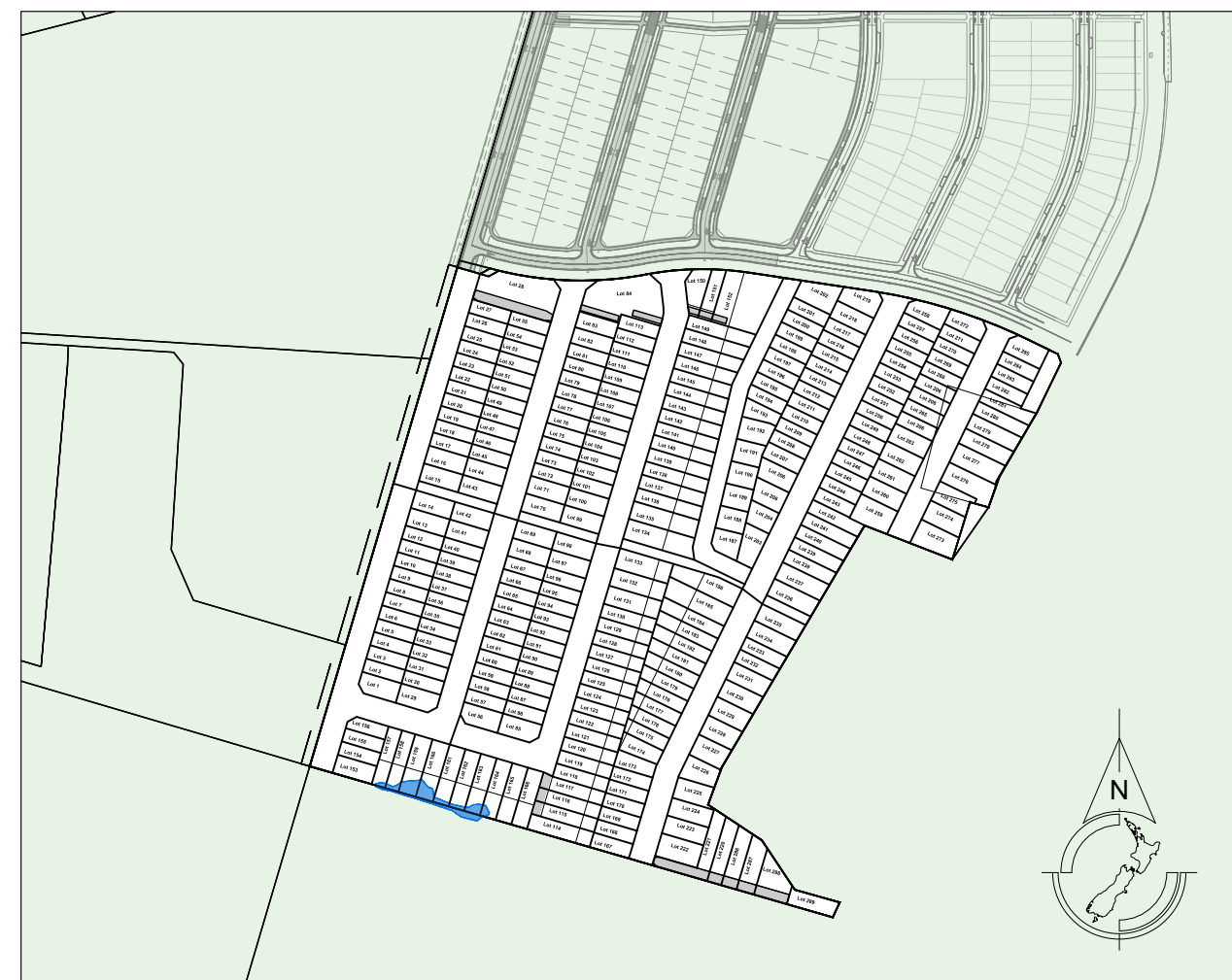


SITE LOCALITY



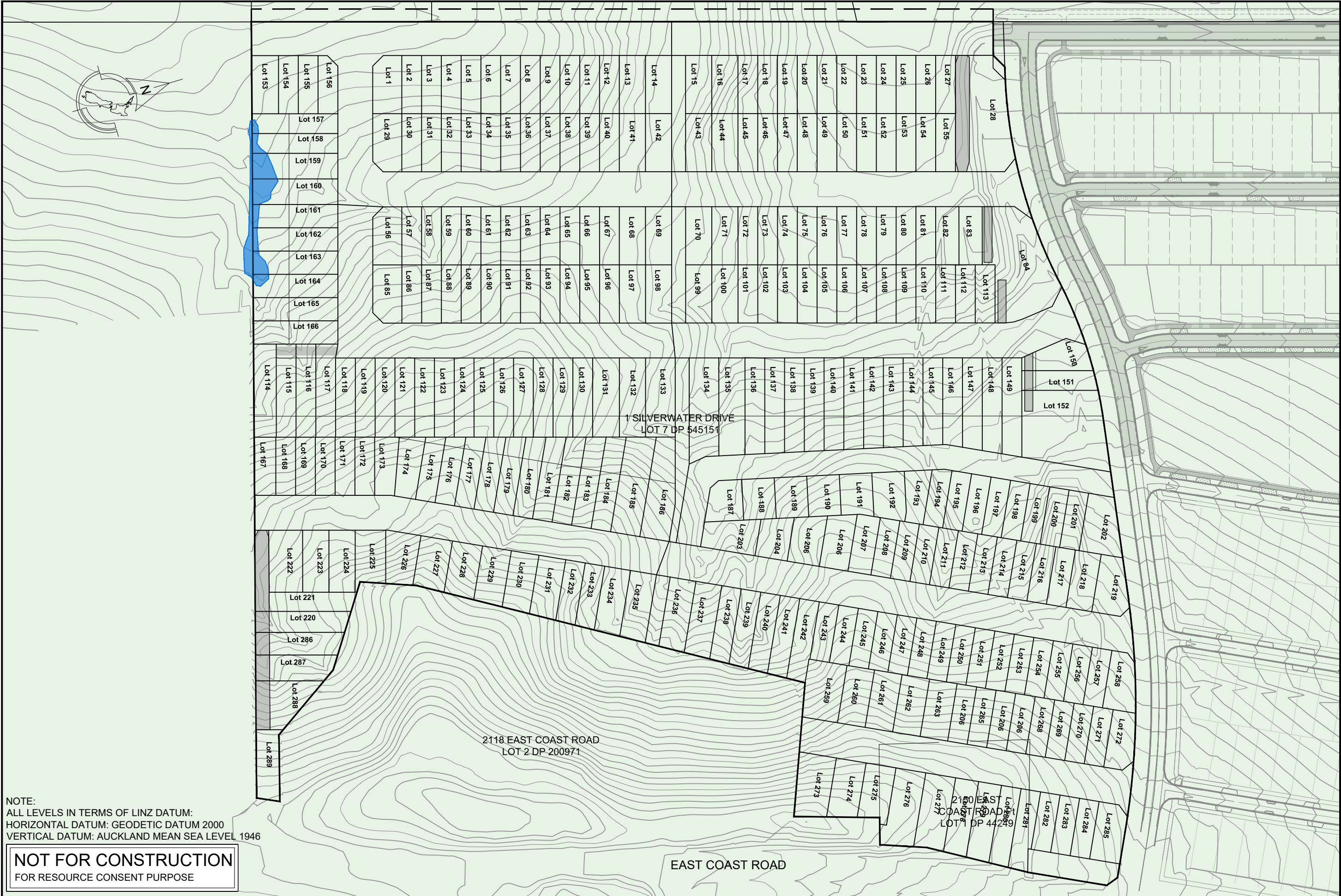
PRELIMINARY & GENERAL PG100

PG101	COVER PAGE
PG102	CONTENTS PAGE
PG103	EXISTING SITE PLAN
PG104	PROPOSED DEVELOPMENT OVERVIEW PLAN
PG105	PROPOSED STAGING PLAN



JOB NUMBER: 1628

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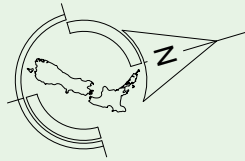
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EXISTING SITE PLAN

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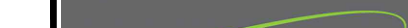


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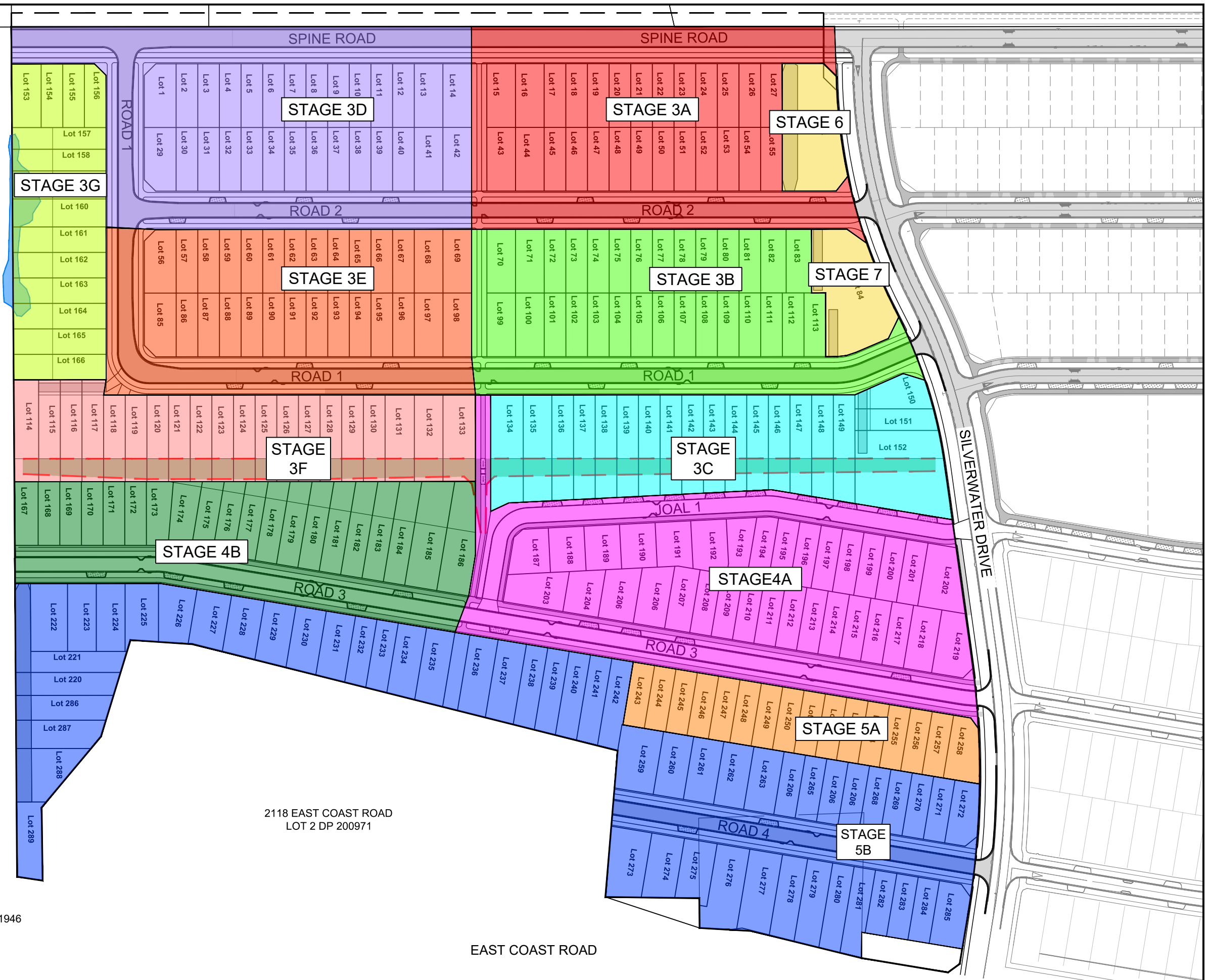
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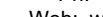
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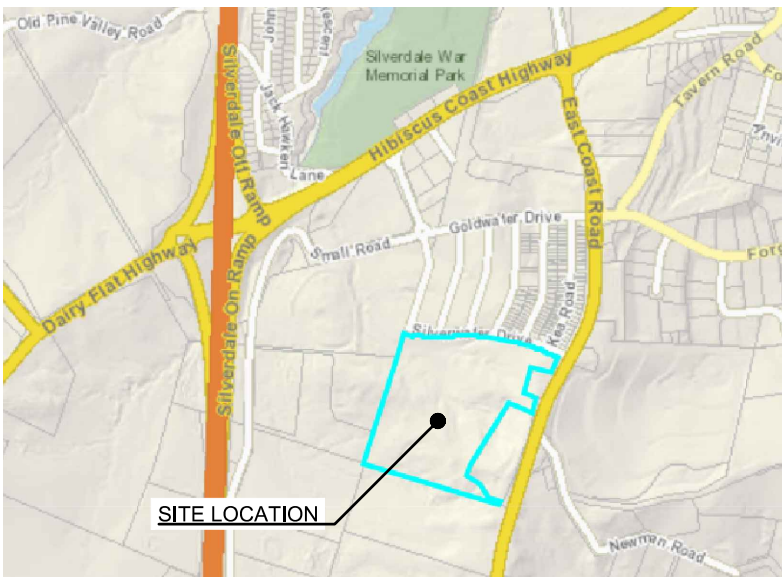


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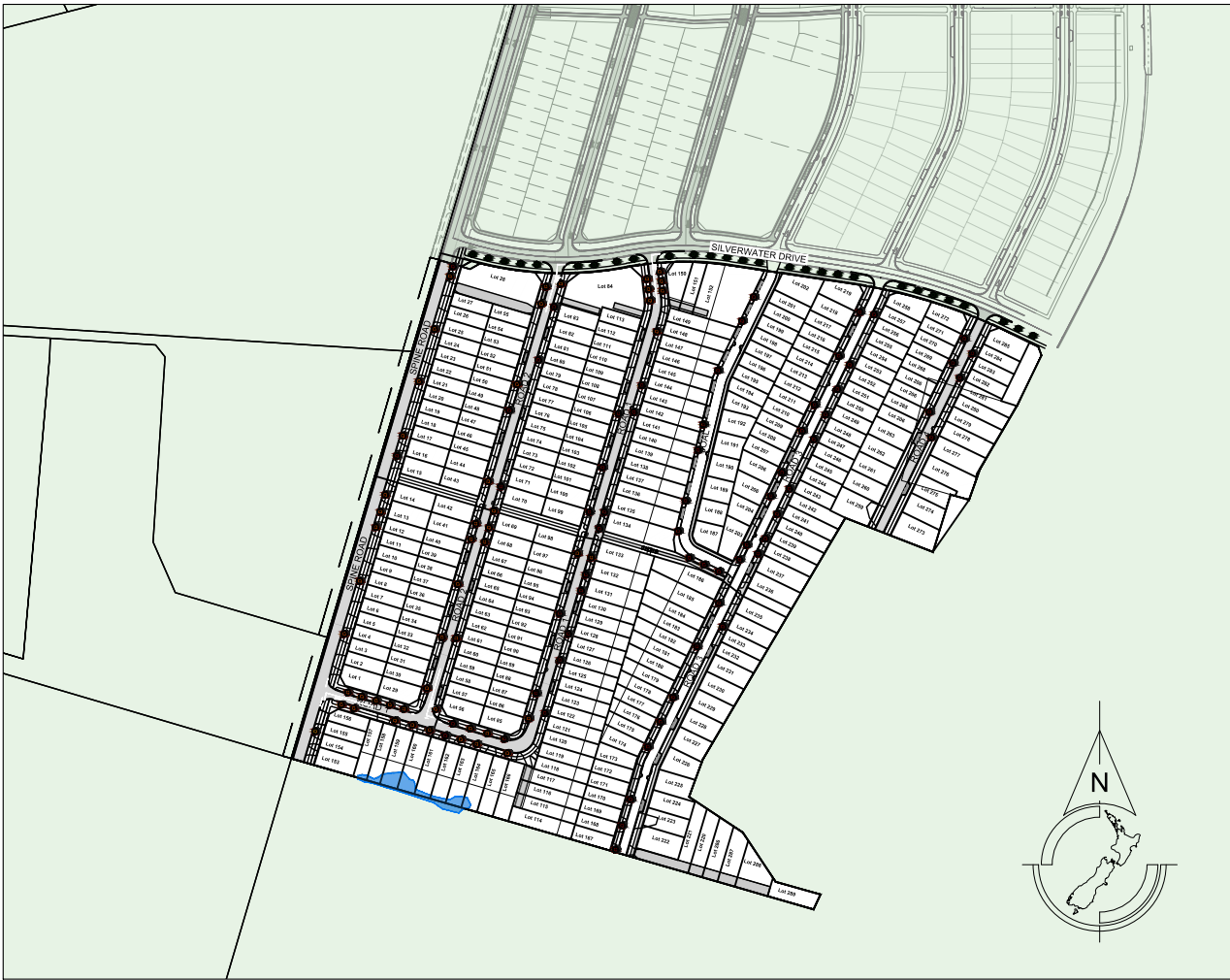
RESOURCE CONSENT DRAWINGS:

ROADING RD300

RD300	CONTENTS PAGE
RD301	PROPOSED ROADING OVERVIEW PLAN
RD302-303	PROPOSED ROADING LAYOUT PLANS
RD304-306	TYPICAL ROAD CROSS SECTIONS
RD307-314	PROPOSED ROAD LONGSECTIONS
RD315	PROPOSED FOOTPATH MSE WALL DETAIL PLAN
RD316	PROPOSED LONGSECTION - MSE WALL PATHWAY



SITE LOCALITY



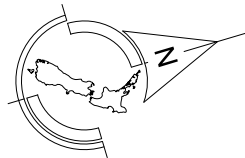
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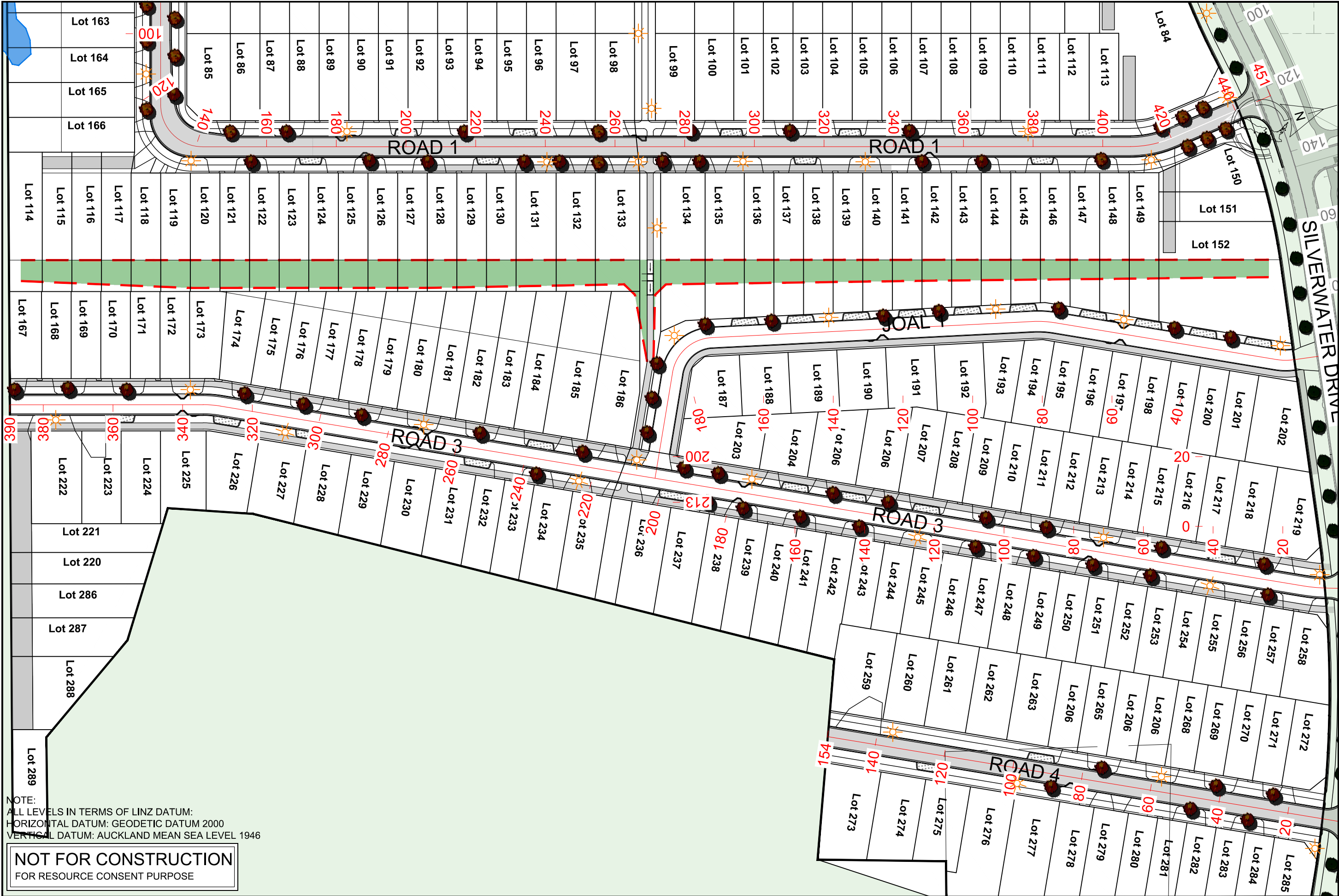
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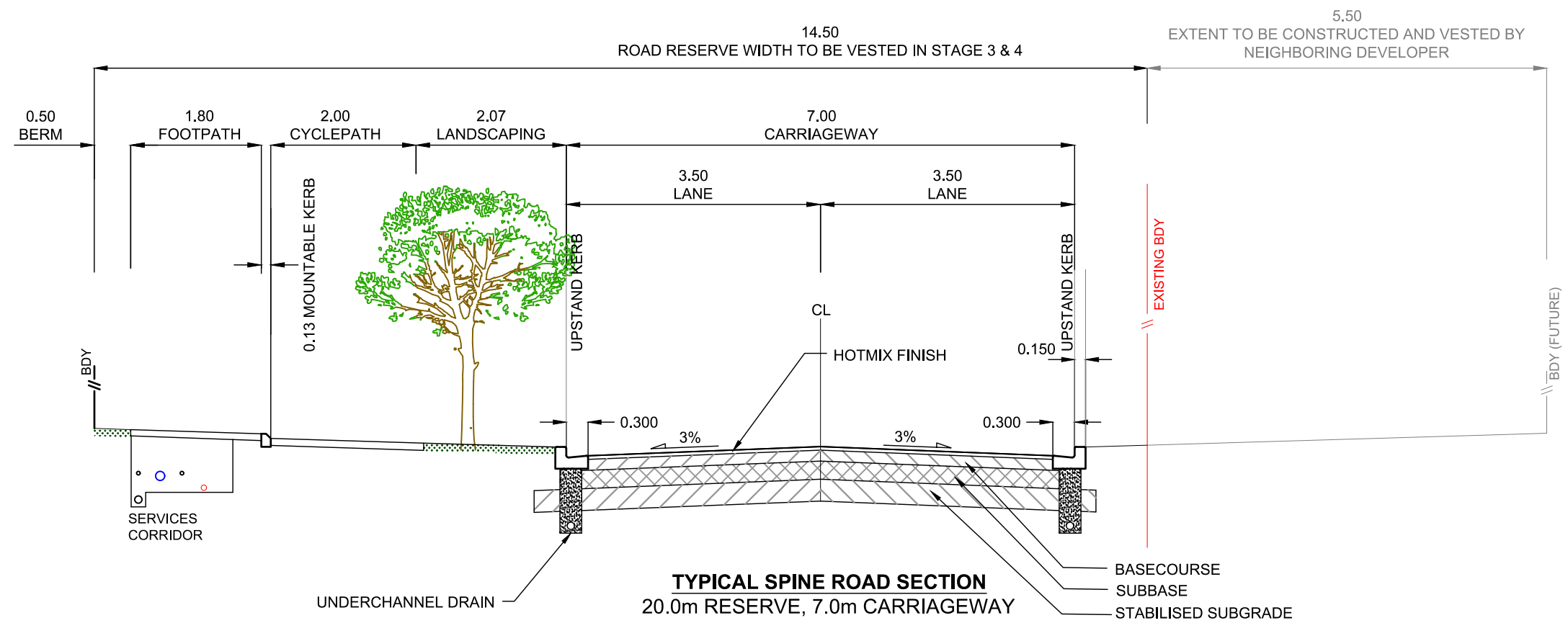
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TYPICAL SPINE ROAD SECTION
20.0m RESERVE, 7.0m CARRIAGEWAY

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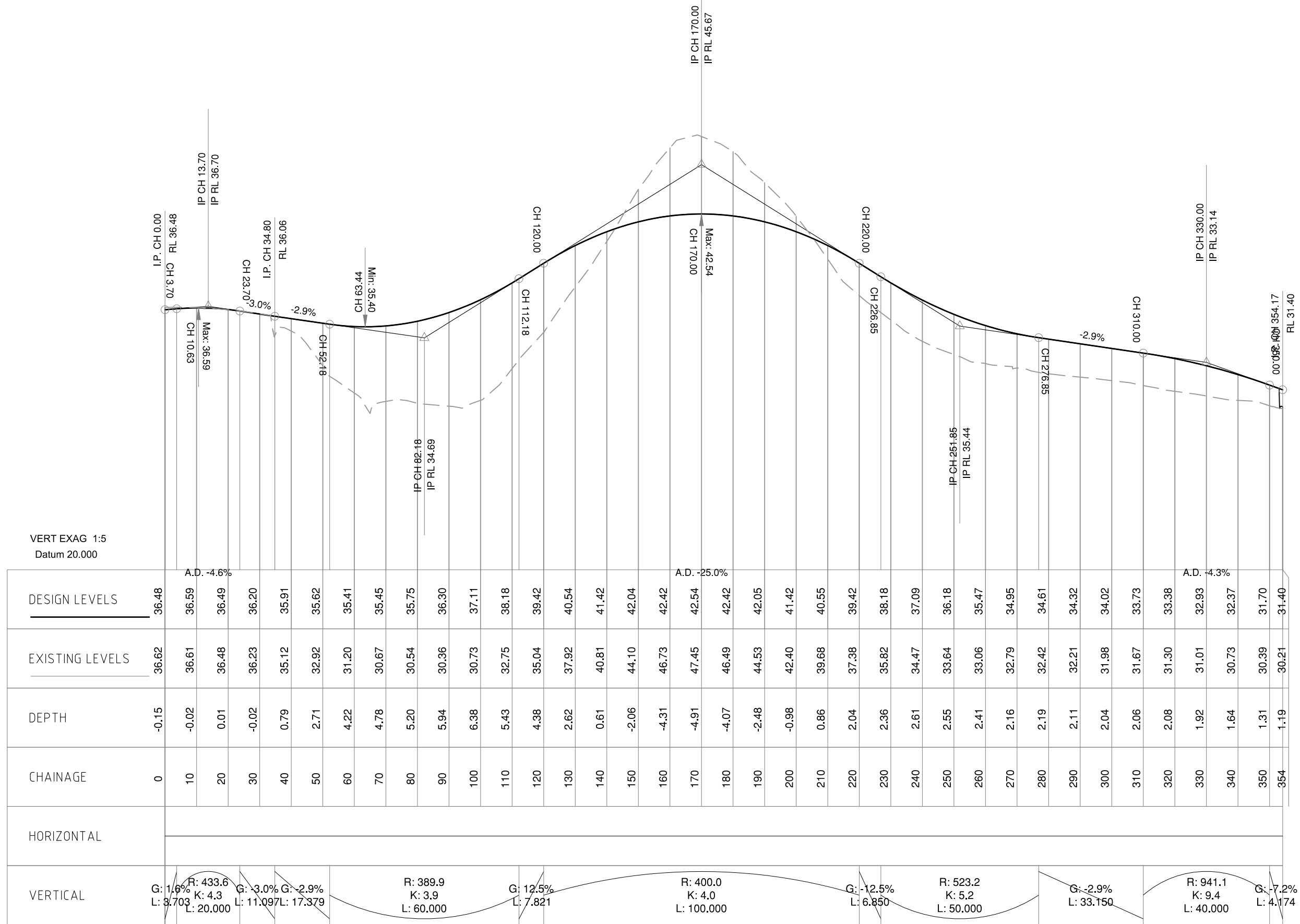
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DRAWING NUMBER
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P SPINE ROAD LONG SECTION

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2182 EAST COAST ROAD SILVERDALE (STAGE 3 & 4)	PROPOSED LONGSECTION - SPINE ROAD

DRAWING NUMBER	DATE	REVISION
1628 - RC - RD307	DEC 2021	-

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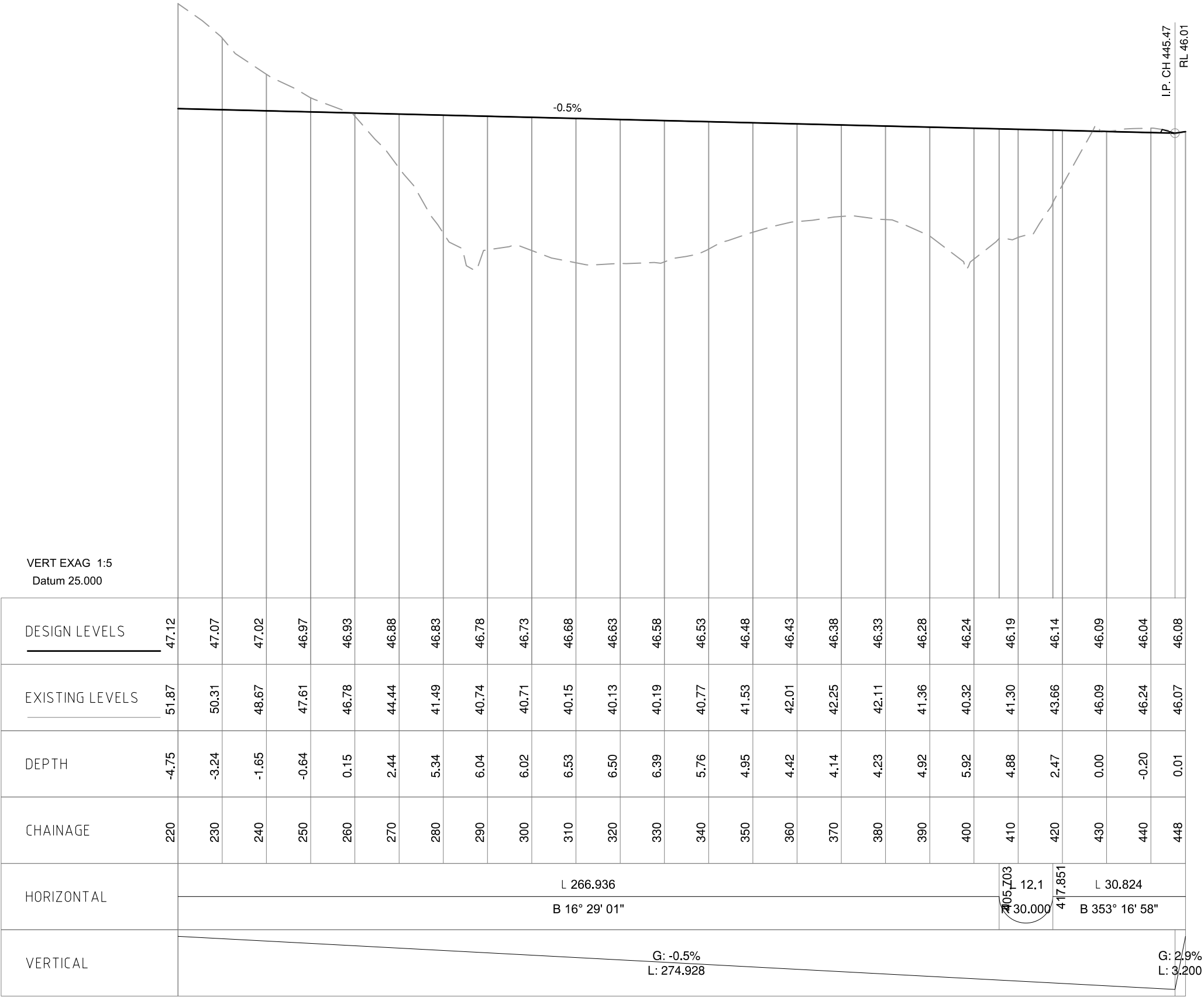
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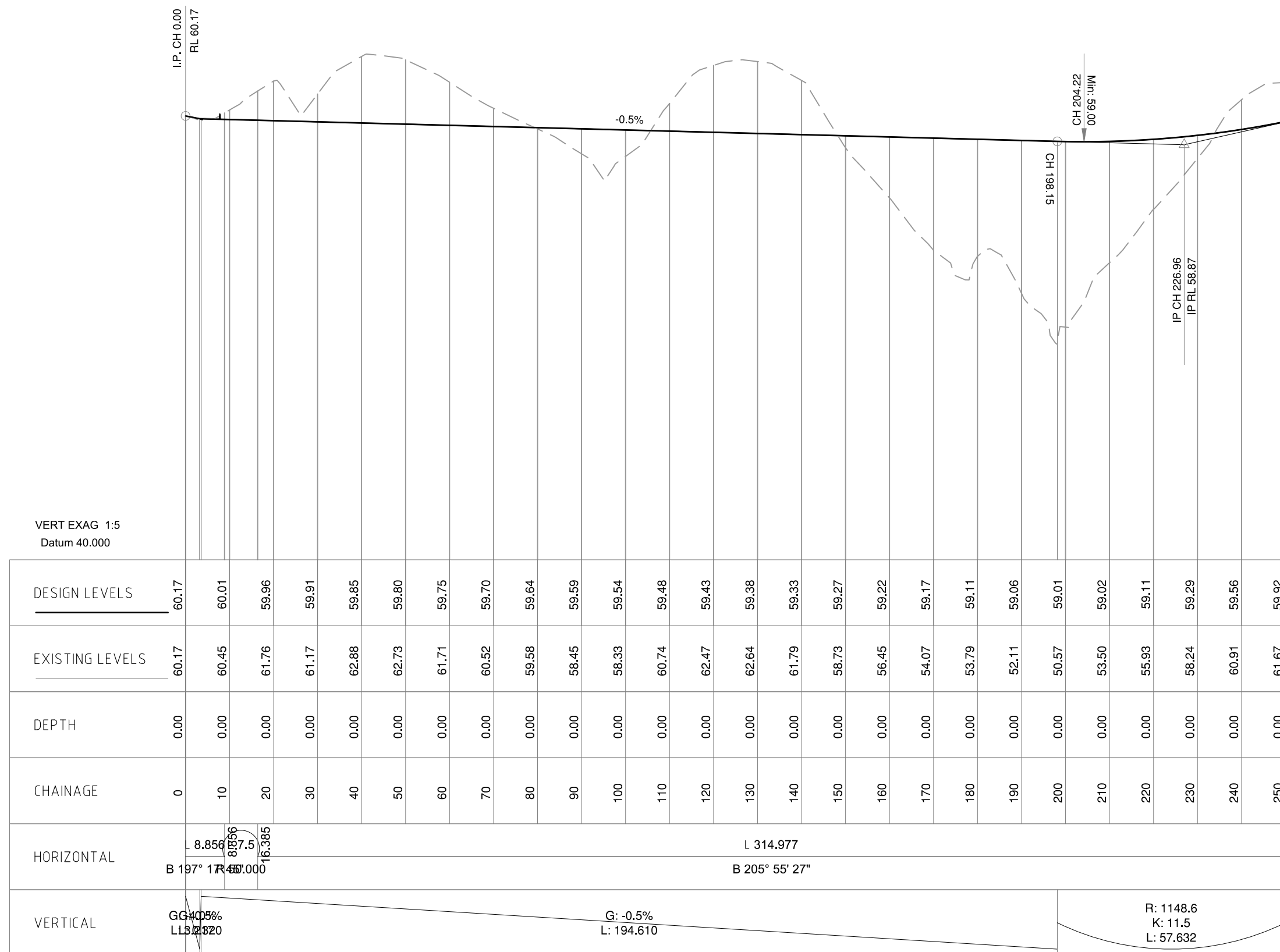
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P ROAD 1 LONG SECTION

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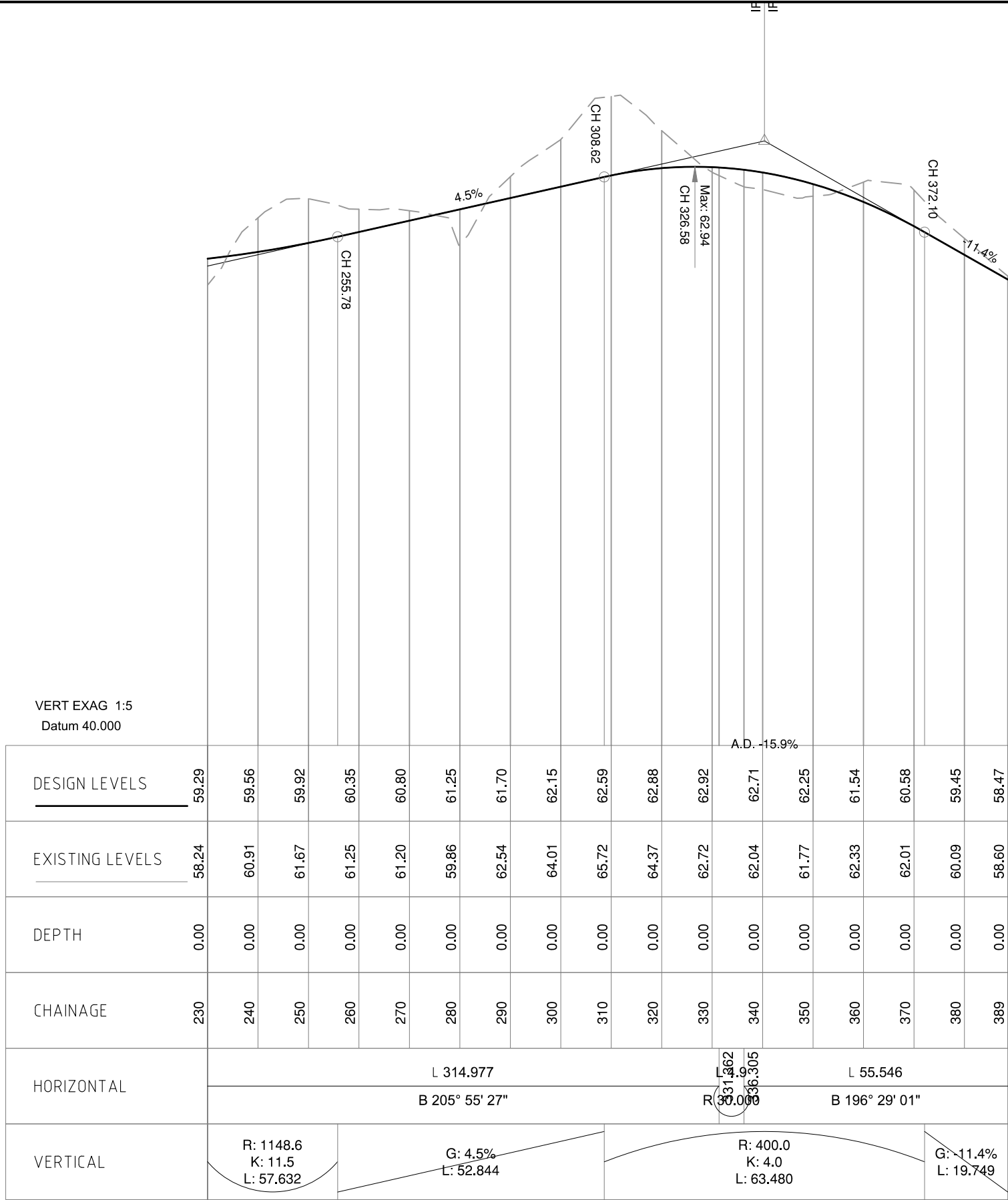
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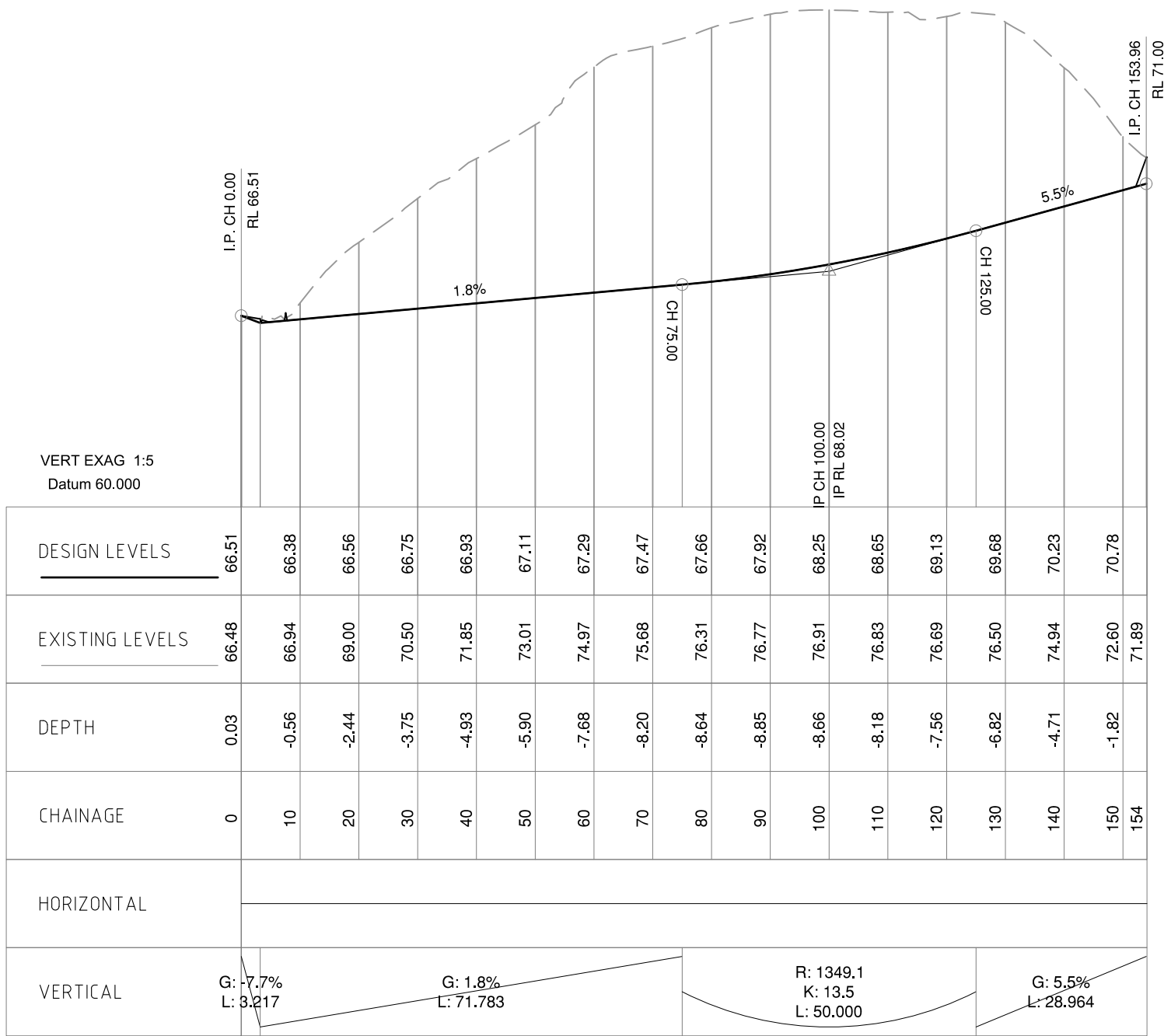


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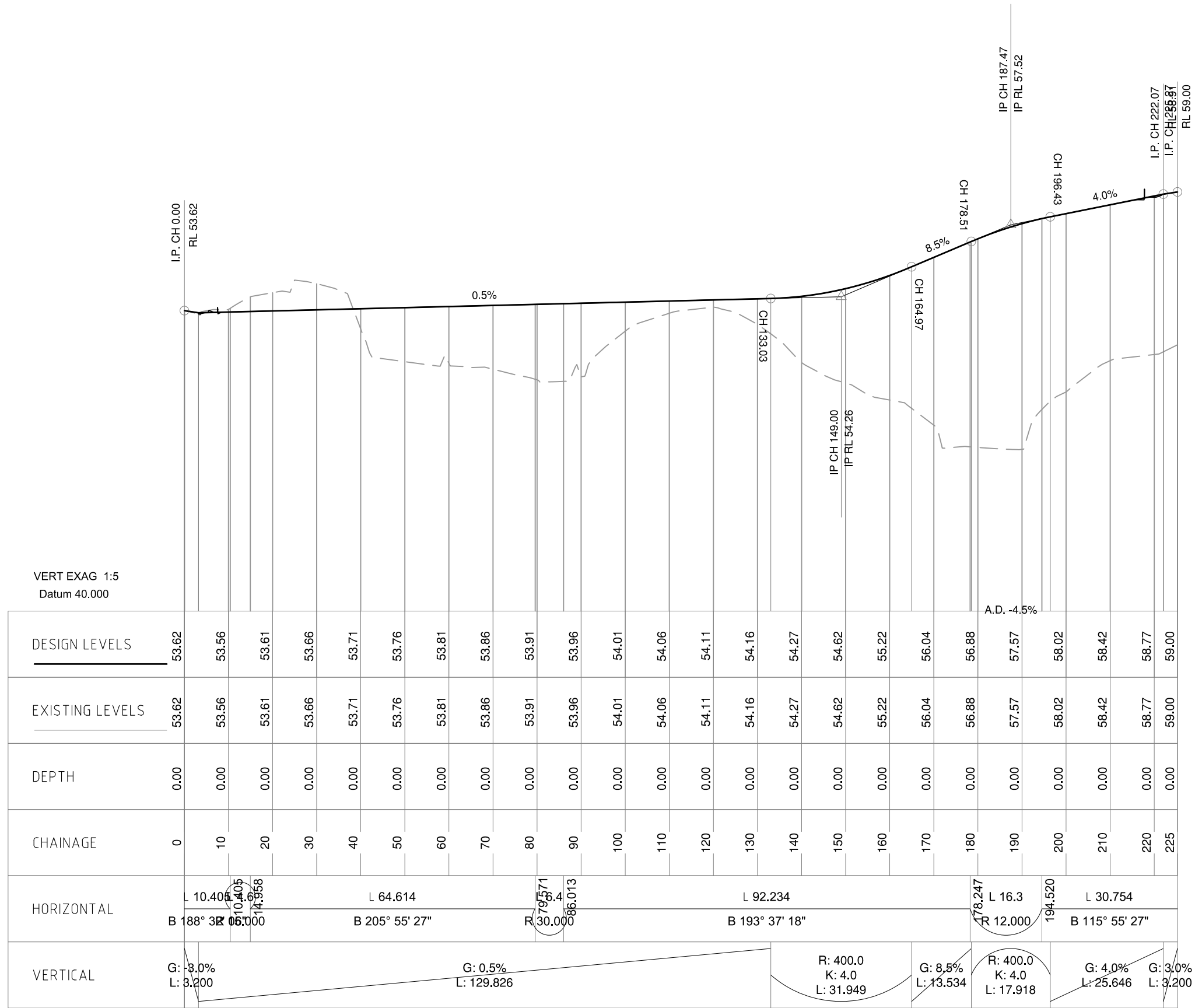
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JOAL 1 LONG SECTION

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2182 EAST COAST ROAD SILVERDALE (STAGE 3 & 4)
DRAWING TITLE
PROPOSED FOOTPATH MSE WALL DETAIL PLAN

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