

12 July 2021

Glenpanel LP

By email

Attention: Mark Tylden

Dear Mark,

Flints Park, 429 Frankton-Ladies Mile Highway (SH6) Unformed Legal Roads

The purpose of this letter is to provide a suggested design for a road within the unformed legal road to the north of 429 Frankton-Ladies Mile Highway (SH6). This road may connect to Lower Shotover Road or to SH6 opposite Howards Drive.

1 Background

The site, 429 Frankton-Ladies Mile Highway (SH6) is bounded by SH6 to the south and an unformed legal road to the north. The unformed legal road link to Lower Shotover Road to the west. To the east there is a route that could extend to SH6 at the intersection with Howards Drive. The following Figure 1 shows the site and the unformed legal roads.

Figure 1: Site and Unformed Legal Road Links



The unformed legal road bordering the site has a legal corridor width of 10m. This unformed road extends from Lower Shotover Road in the west, past the site to meet a 20m legal road corridor at its western end. The 20m unformed legal road links with the Howards Drive intersection, it is understood that this intersection is to be upgraded to a roundabout

intersecting and will include a fourth approach to the north linking to this unformed legal road corridor.

developing a road within the existing unformed legal road corridor is improve access to the proposed Flints Park subdivision. This is being considered, as an option, should Flints Park develop ahead of other, neighbouring lots, within the overall Ladies Mile development plan area.

2 Design Requirements

A minimum two way road design within the rural environment would have a 6.5m minimum seal width, made up of 5.5m-5.7m movement lane width and 0.5m sealed shoulder each side. Additionally, there would be a further 0.5m unsealed shoulder each side. Based on the QLDC Land Development and Subdivision Code of Practice this general road type, Figure E3, is appropriate for serving up to 150 dwelling units with an approximate traffic flow of 1000vpd¹. This road type would result in an overall carriageway width of 7.5m. Ideally, this road type would have a 15m legal road corridor. Although, with appropriate drainage facilities, it is likely that this road type could fit within the existing 10m legal road corridor.

3 Summary

The assessment provides minimum design criteria for a road which may be established within an existing legal road corridor to the north of 429 Frankton-Ladies Mile Highway (SH6). This could be developed ahead of neighbouring developments if this is necessary.

An existing 10m unformed legal road corridor passes along the northern edge of the site. This legal road corridor links from Lower Shotover Road, past the site and could link with SH6 opposite Howards Drive.

A minimum road would include a 6.5m sealed carriageway with additional unsealed shoulders. With appropriately designed drainage facilities it is likely that tis road type could be established within the existing 10m minimum width legal road corridor. This road type could serve 150 dwelling units or a traffic flow of 1000vpd.

Should you require any further information please contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Bartlett', written over a faint red watermark.

Jason Bartlett

CEng MICE, MEngNZ
Transport Engineer

¹ Refer Land Development and Subdivision Code of Practice, Table 3.3 – Road design standards.