

16 December 2021

Alvin Jung
Senior Planner
Civix Limited

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Dear Alvin,

*19a, 21, 23, 25 VERRAN ROAD & 19 WEST GLADE CRESCENT, BIRKENHEAD
PRELIMINARY ASSESSMENT – TRANSPORT*

I can provide the following preliminary advice regarding the proposed residential development at 19a-25 Verran Road and 19 West Glade Crescent, Birkenhead. A copy of the general site layout has been enclosed and is anticipated to involve of 115 residential units across the site with 92 parking spaces. Access to the site will be provided via two vehicle access points, one on Verran Road and one on West Glade Crescent. Pedestrian links to the public footpath network will be provided onto both roads.

The concept plan has been developed with my input and alongside other professionals and I consider that this will have a successful transport outcome that will integrate well with the surrounding road network.

In terms of the relevant transport provisions within the Auckland Unitary Plan the E27 Transport standards and E38 Subdivision standards are relevant for this assessment.

Trip Generation & Effects

The Roads and Traffic Authority (RTA), New South Wales – ‘Guide to Traffic Generating Developments’ publication provides an average trip rate of 11 daily person-trips per dwelling. This is an appropriate and commonly used reference guide in Auckland, given the similarities between Auckland and NSW.

When assessing trip generation and mode share, the provision of different transport facilities will affect trip generation and mode split. If a frequent and efficient public transport service is provided for example, the proportion of public transport trips is likely to be higher with a corresponding lower proportion of private vehicle trips. Also, if a development provides limited parking, the use of other modes is likely to be higher.

Considering the surrounding land use activities and accessibility for active modes and public transport the following mode shares and daily trips are anticipated for the proposed development:

Mode	Predicted Share	Average Trips per day per dwelling	Total Predicted Trips
Walking	20%	2.2	253
Bicycle	15%	1.65	190
Public Transport	10%	1.1	127
Private Car	55%	6.05	696

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Based on these rates, the proposal will generate approximately up to 70 vehicle trips per hour during the peak commute hours. These additional movements are likely to result in minor changes to the operation of nearby intersections and therefore the effects of the development are likely to be acceptable.

During the next stage assessment more detailed analysis of the West Glade Crescent / Verran Road intersection and the Verran Road / Waipa Street intersection should be undertaken to confirm any adverse effects.

Access

The proposed vehicle crossings through the proposal site will be provided with a width suitable for two-way traffic flow and consistent with the E27 standards.

Within the site, the accessway will be provided as a slow speed environment with generally two-way flow possible from both roads Verran Road. Vehicle circulation within the site is provided with a one-way loop road or some short accessways to parking areas ensuring all vehicles can enter and leave the site in a forward direction. The design and layout of the vehicle access areas is also considered to be generally consistent with the E27 standards.

Pedestrian access throughout the site is provided with separated footpaths connection dwellings and the public footpath network on both Verran Road and West Glade Crescent. Under E38, separate pedestrian footpaths are required to serve all dwellings and can be provided as part of a formed accessway with a high level of amenity and safety.

The accessways are intended to be formed with a gradient no steeper than 1 in 8 (12.5%) and will have a platform 4.0 metres in length from the site boundary, with a grade no steeper than 1 in 20 (5%). The AUP requires that the maximum gradient along the vehicle access shall not exceed 1 in 5 (20%) for residential activity, and the maximum gradient for the platform adjoining the road boundary shall not exceed 1 in 20 (5%) for a minimum distance of 4.0 metres. Therefore, the proposed gradient through the site meets the E27 standard.

Parking

A total of 92 parking space are proposed to serve the proposed dwellings on site. E27 standard have no minimum parking requirements and therefore the provision is consistent with the AUP requirements.

Parking dimensions have been considered in the concept design with all parking spaces have sufficient manoeuvring distance to access parking efficiently and safely.

Storage for a total of 128 bicycle parking spaces are proposed and will be consistent with the E27 standards where 121 spaces are required for resident and visitor use. Overall, the bicycle parking space provisions can be satisfied and detailed in subsequent applications.

Servicing

The proposal is expected to be serviced predominantly by trucks collecting refuse on a regular basis and to a lesser extent by trucks shifting furniture to and from the residential dwellings or making other deliveries.

Refuse collection will take place on site by way of private collection. Initial vehicle tracking analysis confirms that trucks can turn around within the site, thereby entering and exiting the site in a forward direction.

Refuse and delivery trucks will be required to park temporarily along the accessway, when carrying out deliveries. As most truck visits occur during periods outside of peak hours, on-site traffic flow is expected to be minimal, thereby having little to no impact.

Overall, it is considered that the design is adequate to meet the needs of the truck activity associated with the new residential development.

Auckland Council Engagement

We anticipate some matters to be raised and additional assessment and infrastructure may be requested by both Auckland Council and Auckland Transport. We will engage further with AT to discuss these matters.

I trust that the above provides sufficient information. However, should you have any further queries in relation to the above, we would be happy to discuss further if needed.

Yours faithfully

TRAFFIC PLANNING CONSULTANTS LTD



Todd Langwell
Director

Attachment 1
Concept Masterplan

Apartment Unit Typology Schedule:

Type 1: 3-Level, 3-Bed 113m ² Gross Floor Area Total amount of units: 12 units.	Type 2: 3-Level, 3-Bed 109m ² Gross Floor Area Total amount of units: 33 units.	Type 3: 1-Level, 2-Bed Ground Floor 70m ² Gross Floor Area. Total amount of units: 3 units.	Type 3a: 1-Level, 2-Bed Ground Floor 70m ² Gross Floor Area. Total amount of units: 5 units.	Type 4: 1-Level, 2-Bed Ground Floor 70m ² Gross Floor Area. Total amount of units: 8 units.	Type 5: 1-Level, 2-Bed Apartment 70m ² GFA + 11m ² Balcony. Total amount of units: 24 units.	Type 5a: 1-Level, 2-Bed Apartment 70m ² GFA + 3m ² Balcony. Total amount of units: 4 units.	Type 6: 1-Level, 2-Bed Ground Floor 76m ² Gross Floor Area. Total amount of units: 1 units.	Type 7: 1-Level, 1-Bed Ground Floor 50m ² Gross Floor Area. Total amount of units: 2 units.	Type 8: 1-Level, 2-Bed Apartment 70m ² GFA + 11m ² Balcony. Total amount of units: 12 units.	Type 8a: 1-Level, 2-Bed Apartment 70m ² GFA + 3m ² Balcony. Total amount of units: 6 units.	Type 9: 1-Level, 1-Bed Ground Floor 50m ² Gross Floor Area. Total amount of units: 4 units.	Type 10: 1-Level, 1-Bed Ground Floor 53m ² Gross Floor Area. Total amount of units: 1 units.
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PROPOSED DEVELOPMENT NOTES

Total Site Area: 25,861m²
Ecological Area: 9,735m²
Usable Site Area: 16,126m²

Unit totals:

- 1 Bedroom Units: 07 units (6.0% of development)
- 2 Bedroom Units: 63 units (55% of development)
- 3 Bedroom 1/H: 45 units (39% of development)

Planning:

- Total Building & Impervious Coverage: TBC

Parking

- Car Parks: 92 parks estimated
- Bike Parks: 128 parks



1. SITE PLAN MASTERPLAN

SCALE 1:250 @A1, 1:100 @A3

Gross Floor Area = External wall face / Centre line interferency walls



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Revisions:	Issue Date:
Rev:	



Project: New Residential Development

Address: 19a, 21, 23, 25 Verran Road and 19 West Glade
Crescent, Birkenhead, Auckland

Drawing Title:

Proposed Masterplan

For Preliminary Valuation calculations only

Project No: 2570

Scale @ A1: 1:250

Scale @ A3: 1:100

Date: 11/28/2022

Drawing No:

CD-01

Revision: ###

DRAFT
BULK AND LOCATION