

INTRODUCTION

1. Modal Consulting Limited has been commissioned by Gladstone Family Trust (the developer) to prepare an Integrated Transport Assessment (ITA) in relation to proposed rezoning request for the properties at 100 Irwin Logan Drive, 21 Pinfold Place, 21, 43, 55, 65, 75, 77, 79, 111, 121 Chain Hills Road.
2. The proposal aims to rezone the site to enable residential development with a mix of different density residential zones. The lot yields and spatial configuration of the proposed zones are shown on Appendix 1 of this assessment report (also shown in Figure 1, below).
3. The proposal also includes details of the proposed transport network to be provided within the site, including an extension of Irwin Logan Drive/Jocelyn Way which in effect links Gladstone Road North to Chain Hills Road.
4. This report provides an assessment of the transport aspects of the proposal, but generally does not include matters relating to spatial planning. It also describes the transport environment in the vicinity of the site, describes the transport related components of the proposal. It has been prepared broadly in accordance with the Integrated Transportation Assessment Guidelines specified in New Zealand Transport Agency Research report 422, November 2010.

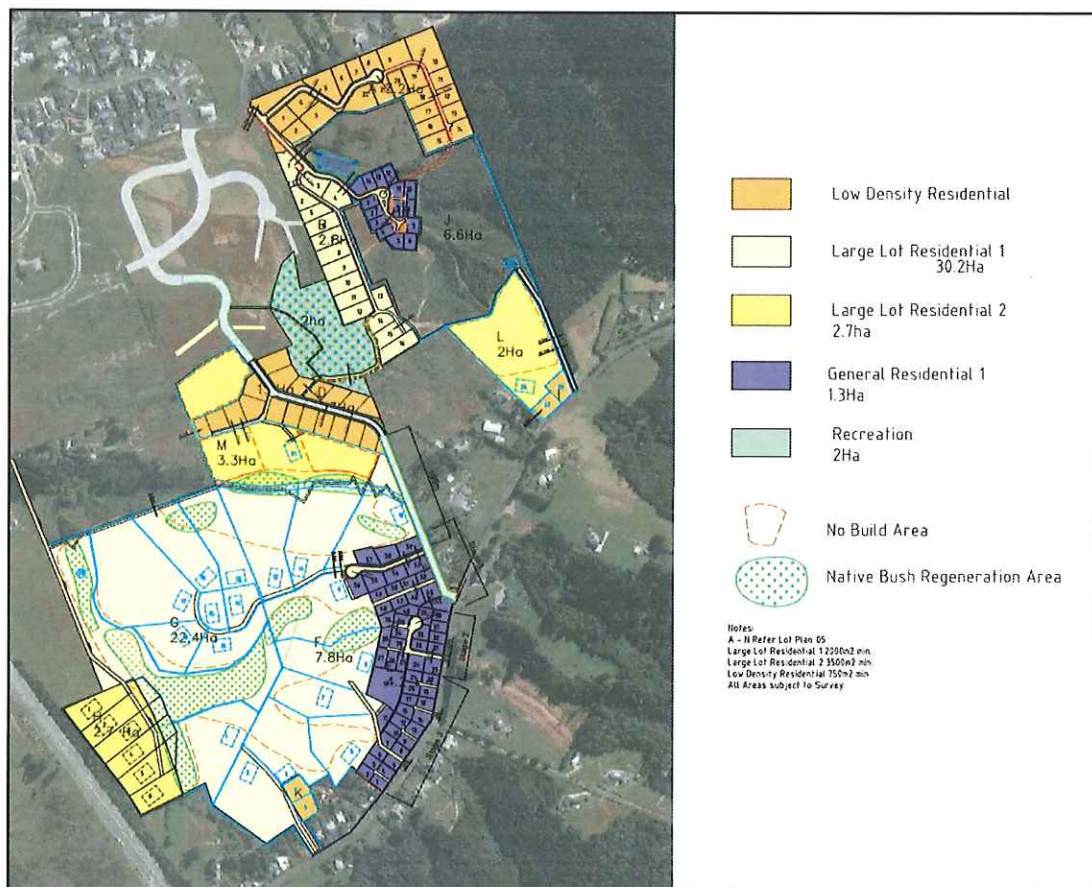


Figure 1 – Concept plan for the proposed rezoning of the site.

Chari Hill
Albion Ave.









