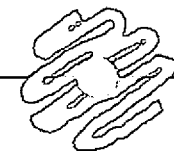


SECTION THREE
CONSTRAINTS AND OPPORTUNITIES



SECTION THREE

Constraints and Opportunities

3.1 INTRODUCTION

The identification of particular constraints and opportunities, which may have an impact on development of any sort, is important to the outcomes sought. The factors indicated below may have a particular bearing on the plan.

3.2 LOCATION

- Constraints
 - Contained by the new motorway alignment, limiting development westward;
- Opportunities
 - Located along State Highway 1;
 - Located along Weiti River;
 - Shortly to be accessed from ALPURT.

3.3 EXISTING LAND USES

- Constraints
 - Lack of residential component in the structure plan area;

- Restriction on business buildings of 250 m².

- Opportunities

- Prominent specialist retail focus area;
- Prominent industrial focus area, especially for smaller incubator style industries;
- Good sports facilities.

3.4 LAND STABILITY

- Constraints

- Large areas in the structure plan area characterised by steep slopes;
- The above areas likely to require significant remedial works in order to be safe for development;
- Significant erosion of soil as a result of piping and overland flow;
- Set-back zones each side of the river are required.

- Opportunities

- Portions of land situated within close proximity to the existing urban area and along main access routes are classified as Zone A or B and will be suitable for development.



SECTION THREE

Constraints and Opportunities

3.5 WATER QUALITY AND HYDROLOGICAL INVESTIGATION

- Constraints
 - No recent sampling of the Weiti River in order to determine the water quality (the previous sampling was undertaken in 1988);
 - Results from the 1988 water quality investigation indicated great silt mobilisation of exposed earthworks in certain areas (Woodward Clyde);
 - Accelerated development in the area will result in greater runoff which may result in increased contamination if not properly managed;
 - Stormwater treatment and control required.
- Opportunities
 - Utilising the stream and riverbanks as a scenic asset and for recreational purposes.

3.6 ECOLOGICAL AND ARCHAEOLOGICAL FEATURES

- Constraints
 - A number of recorded archaeological sites are located within the structure plan area;
 - Lack of ecological information in the area.

- The terrestrial areas indicated on Figure 6, as well as other remnants of indigenous vegetation in the area could be constraints for future development.

- Opportunities

- Habitat areas which can add to the amenity value and character of the area;
- Few rare plant and animal species in the area;
- Historic and heritage items in the structure plan area e.g. the Wade Hotel and Silverdale Hall.

3.7 SERVICES

- Constraints

- Stormwater management along riverbanks is required.

- Opportunities

- Reticulated water system available in the structure plan area;
- Reticulated sewerage system available;
- Electricity available;
- The area is served by a stormwater system.
- Reticulated gas available.



SECTION THREE

Constraints and Opportunities

3.8 ROADS AND TRAFFIC

- Constraints
 - Entrance to Silverdale Township is limited at Tavern – and Silverdale Road;
 - Traffic flow within the town is limited due to a large number of dead ends;
 - Access to surrounding rural areas is limited;
 - High volume and speed of traffic on State Highway 1 is a constraint for pedestrians.
- Opportunities
 - Good access to structure plan area from main routes.
 - High volume of traffic in the area creates opportunities for retail;
 - Sufficient parking available in front of shops;
 - Proximity to the ALPURT interchange.

3.9 VIEWS AND ORIENTATION

- Constraints
 - Poor views from areas located in close proximity to the industrial area.
- Opportunities
 - Good views from areas located close to the river and higher located areas;
 - Northerly aspect from areas located south of the Weiti River is advantageous for residential development;
 - High visibility of business core.

3.10 PEDESTRIAN TRAFFIC

- Constraints
 - Poor pedestrian links within Silverdale, especially between the retail focus area and the industrial focus area;
 - Areas within Silverdale which create an unsafe atmosphere for pedestrians due to poor visual policing and lighting;
 - Barriers in the form of State Highway 1 and portions of Weiti River.
- Opportunities
 - Opportunities along the river for walkways;



3.11 METROPOLITAN URBAN LIMITS

- Constraints
 - No urban development outside boundary
- Opportunity
 - None

3.12 SILVERDALE NORTH STRUCTURE PLAN

- Constraints
 - The fact that the Wainui Road / State Highway 1 intersection will be eliminated to a large extent by only permitting left turn in and left turn out movements
- Opportunity
 - The adjoining residential activities (within the Silverdale North Structure Plan) create an opportunity for residential development north of the study area
 - The proposed school facilities within the above plan will provide in the needs of the Region
 - The Wainui Road and Whangaparaoa Road extensions connecting with ALPURT to the north will increase the access to and from the study area

