

1. SURPLUS ROADING LAND AT BALLANCE STREET

RR 8990

Officer responsible City Streets Manager	Author Weng-Kei Chen, Asset Policy Engineer
Corporate Plan Output: Roading Land 9.5 text 14	

The purpose of this report is to request the Council's consideration for the disposal of a small parcel of roading land outside No 4 Ballance Street.

BACKGROUND

In the early stages of the North Beach development the Council identified various surplus roading land to enable the development to occur in its present form. The surplus parcels of roading land are shown in Plan 1 (attached). Over the past few years various portions of roading land were stopped and incorporated with the various developments that occurred. Plan 2 (attached) shows the developments as at 1998. There are however still various portions of land identified but not yet requested by adjacent owners and they are in Ballance and Stout Streets.

Ballance Street is a short street off Aston Street serving 15 sections and is not a through road.

ROAD ASSET INFORMATION

<i>Road Status:</i>	Local Road.
<i>Legal Road Width:</i>	Various from 20 m to 16.5 m.
<i>City Plan Requirement:</i>	Min 12.0 m.
<i>City Plan Zoning:</i>	Living 1.
<i>Roadway Width:</i>	7.5 m with flat kerb and channel.
<i>Roadway Length:</i>	64m
<i>Footpath:</i>	One side.
<i>Structures and Vegetation:</i>	Grass berms and well kept by adjacent owner.

I advise that the portion of land indicated on Plan 3 (attached) is surplus to roading needs. The existing grass berm area is significantly wider than the normal grass berm area in a normal residential street. Ballance Street is a short street (64 m long) and the disposal of this portion of surplus land will have an insignificant effect on the existing road scene.

The Burwood/Pegasus Community Board believed that the disposal of the portion of road outside 4 Ballance Street would have an adverse effect on the street. The Board believed that this could potentially allow the owner of 4 Ballance Street to extend their boundary to the footpath and adversely affect the current open feeling of the street.

Recommendation: That this portion of surplus roading be retained.

(Gail Sheriff abstained from voting on this item.)