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Corporate Plan Output: Transport Planning	

The purpose of this report is to inform the Council of discussions with Northlands Retail Precinct Ltd representatives regarding the construction of a link road between Sawyers Arms Road and Langdons Road and to gain approval in principle for the associated stopping of Sissons Road.

This report was referred to the Shirley/Papanui Community Board for information.

BACKGROUND

It was reported to the June 1997 meeting of the City Services Committee that a meeting had been held between representatives of Shirley/Papanui Community Board, Council staff, Ministry of Education, Ministry of Land Information, Northlands Shopping Centre (Kiwi Property Management) and Papanui High School. This meeting had been organised for all interested parties to discuss the feasibility of a new link between Sawyers Arms Road and Langdons Road. The City Services Committee at that time supported the idea of the link if the Council was not committed to providing funding for its construction.

TRAFFIC IMPACT ASSESSMENT

City Streets staff were again approached in mid-1998 by Kiwi Property Management to continue more detailed discussions regarding the impacts on the road network of a link road. At that time the Northlands representatives also requested the stopping of Sissons Road to provide for better utilisation of their site, rather than being split by the road as is presently the situation. A traffic impact assessment was requested by staff to determine the effects on the wider road network of a variety of options for construction of parts of the link and the stopping (or retention) of Sissons Road.

The report (copies available on request) showed that with the construction of the full link road there were overall benefits to the road network and it would result in a lessening of congestion on Main North Road. The closing of Sissons Road to traffic could, however, result in some disbenefits and it was recommended that if legal stopping of the road were to be undertaken access to Main North Road at this point be retained.

ROAD LINK DESIGN

The proposed road link runs from Langdons Road to Sawyers Arms Road along the western boundary of the Northlands property and crossing portions of Papanui High School land (see attachment). Discussions have been ongoing between Kiwi Property Management, Papanui High School and Ministry of Education to negotiate land purchase agreements and there is agreement in principle among the parties.

It has been agreed that the cost of the design, supervision and construction of the link will be funded by Northlands Retail Precinct Ltd and managed by the City Streets Unit. On completion of the road it will be vested with the Council as legal road or as a service lane. This agreement is subject to the stopping of Sissons Road, the sale of the land to Northlands and also to an appropriate road design for the link road.

City Design have been commissioned by Kiwi Property Management and are currently undertaking detailed site surveys and initial design work to ensure that a road of adequate width, with pedestrian facilities, can physically be constructed along the alignment indicated on the attached plan.

ROAD STOPPING

The Council has been asked to stop Sissons Road under Sections 116 and 117 of the Public Works Act 1981. The Act provides for a territorial authority to request the Minister to declare a road stopped subject to the Minister being satisfied that either:

- (i) Adequate road access to land adjoining the road is left or provided; or
- (ii) The owners of the land adjoining the road or part of the road consent in writing to the stopping.

There are three adjoining landowners who would be directly affected by the stopping of Sissons Road; Northlands Retail Precinct Limited, Countdown Properties (Northlands) Limited and Papanui High School. Written agreement to the road stopping has been obtained from all three parties and additionally from Ministry of Education.

A legal opinion has been sought regarding the use of the Public Works Act by the Council for the stopping of Sissons Road. The advice obtained was that the Act may be used by the Council, but due to the potential effects of the associated construction of the link road some public consultation should be undertaken prior to proceeding with the road stopping.

There has already been the opportunity for some public input on the link road through the City Plan process. The construction of a link road was included as part of the submission from Northlands requesting the rezoning of land between Sissons Road and Sawyers Arms Road from Living 2 (L/2) to Business 2 (B/2). No further submissions were received on their submission. The officers report on the rezoning included a recommendation that if the land were to be rezoned that there be a provision in the Plan requiring the construction of the proposed link road.

DISCUSSION

Extensive discussions and negotiations have taken place between City Streets staff and representatives of Kiwi Property Management to obtain the best solution for each of the parties involved. The current agreement, subject to the stopping and sale of Sissons Road, provides another access to the Northlands Retail Precinct and to Papanui School. This will result in a reduction in traffic on Main North Road and can be achieved with no direct cost to the Council. Sissons Road is due for reconstruction and the stopping will remove the need for this work to be undertaken by the Council.

If agreement can be obtained from the Council in principle to proceed with the road stopping procedures, then detailed design can proceed and agreements can be settled between the affected parties.

CONCLUSION

The Council has been approached by Kiwi Property Management, representing Northlands Retail Precinct, regarding the stopping of Sissons Road and the construction of a link road between Langdons Road and Sawyers Arms Road.

A traffic impact assessment of the project indicates that there would be overall savings and a reduction of traffic on Main North Road if the link road were to proceed and the access at Sissons Road were to be retained. City Streets staff fully support the road stopping and construction of the link, subject to an appropriate design for the link road being produced.

Negotiations are well advanced regarding the construction of the link road but are subject to the Council agreeing in principle to the stopping of Sissons Road through the use of the Public Works Act.

Recommendation: That the Council agree in principle to the stopping of Sissons Road using Section 116 of the Public Works Act.