

22. 2. 2001

**CITY SERVICES COMMITTEE  
15 FEBRUARY 2001**

**Report from a meeting of the City Services Committee  
held on Thursday 15 February 2001 at 9am**

- PRESENT:** Councillor Denis O'Rourke (Chairman),  
Councillors Sally Buck, Ingrid Stonhill, Sally Thompson and Ron Wright.
- APOLOGIES:** Apologies for absence were received and accepted from the Mayor, and  
Councillors Robin Booth and David Buist.

The annual plan working party of the City Services Committee considered the following report, as part of the above meeting, which is now accordingly referred to the Council for a decision.

**PART A - MATTERS REQUIRING A COUNCIL DECISION**

**1. STREETScape ON ROADS – 221 – 229 COLOMBO STREET**

<b>Officer responsible</b> City Streets Manager	<b>Author</b> Weng-Kei Chen, DDI 371-1665
Corporate Plan Output: Rounding Land	

The purpose of this report is to seek the Council's approval to permit Progressive Enterprises Ltd to use part of the legal roads for landscaping purposes at 221–229 Colombo Street. This type of request is often supported by the City Streets Unit where the existing road relating assets like roadway and footpath are adequately provided. However this particular request has resource consent implications and the Office Solicitor advises that formal Council approval is required.

**BACKGROUND**

Progressive Enterprises Ltd has a proposal to build a "Countdown Supermarket" situated at 221–229 Colombo Street. This development is bounded by Beaumont, Forbes, Devon and Colombo Streets. The land is zoned Business 4 in the City Plan. The developer approached the Council at its early planning stage, seeking permission to upgrade the road frontages as part of its development. The City Streets Unit has agreed in principle that better road environmental outcomes could be achieved with parts of the legal roads included in the development plan. In the discussion it was agreed in principle that:

- (a) A sealed footpath of minimum 1.80 m wide be maintained along Devon Street frontage and the balance of 1.20 m wide strip be available for landscaping purposes by the developer.
- (b) New kerb and channel and 1.8 m wide footpath upgrading along Forbes Street frontage be carried out at the time of development.
- (c) A minimum 1.50 m wide footpath be constructed along Beaumont Street frontage.

On 27 September 1999 Progressive Enterprise Ltd lodged a notified resource consent application with the Council and a hearing was heard before a Commissioner appointed by the Council on 6 December 1999. The decision to permit the development to proceed was delivered on 9 February 2000. Boon's Neighbourhood Action Group Inc has appealed against the Council's decision and the appeal is currently before the Environment Court and an outcome is expected in mid 2001.

**THE PROPOSAL**

The latest landscape proposal presented to the Environment Court hearing Plan R4 is attached. The proposed work on legal road is very much in line with what was agreed by the author and accordingly approval is recommended subject to:

## 1 Cont'd

1. A Deed of Licence being entered into with the Council on the road landscape area.
2. The applicant being responsible for all development cost on the roads:
  - (a) the landscape areas
  - (b) kerb and channel and footpath upgrading along Forbes Street frontage.
3. The applicant being responsible for all future maintenance of the landscape areas.
4. All engineering and landscape plans along the site frontages being approved by City Streets Manager prior to construction.

**Recommendation:** That approval be given to Progressive Enterprises Ltd to use part of legal road for landscaping purposes subject to clauses 1 to 4 above.

(Note: Councillor Wright requested that his vote against the above recommendation be recorded.)

**CONSIDERED THIS 22ND DAY OF FEBRUARY 2001**

**MAYOR**