

1. UPLIFT RURU ROAD WIDENING DESIGNATION

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The purpose of this report is to seek Council approval to uplift the road widening designation on land in Bromley for the replacement of Ruru Road which is presently in the Transitional City Plan and Proposed City Plan.

BACKGROUND

A road widening designation has been included in the City Plan for a number of years to enable a road to be constructed to replace Ruru Road (attached). The designation was proposed to service the industrially zoned land in the area between Dyers Road and Maces Road. When the Proposed City Plan was prepared the designation was reviewed as to whether the alignment was appropriate and whether the designation was needed at all. The alignment was subsequently changed at its eastern end to provide a better layout with respect to Metro Place at Dyers Road and a revised designation was included in the Proposed City Plan (attached).

DISCUSSION

Discussions have been held over an extended period of time with the landowners along the line of the designation with respect to the funding of the road. The current alignment would require the Council to fund the construction of approximately 550 metres of new road for very little gain in terms of network efficiency or safety. It would also encourage vehicles travelling to the Bromley industrial area and the Metro Refuse Station to travel through the residential area to the west via McGregors Road or Hay Street.

A subdivision plan has been received for the land which was proposed to be serviced by the road designation. The subdivision plan shows a road which would run from Francella Place to Wickham Street thereby utilising existing connections to the road network (attached). The cost of the construction of the new road would be met by the land developer and when completed the road would be vested with the Council. To make this proposed subdivision viable the existing road widening designation would need to be uplifted which would enable the land to be developed without constraint. Ruru Road would then be maintained as the through road and as frontage road to the existing properties.

CONCLUSIONS

The current road widening designation over industrial land in Bromley has been overtaken by proposed subdivision of the land. The development of this subdivision would service the land adequately and save the Council the cost of constructing a substantial proportion of the designated road. The subdivision would require the Council to uplift the existing road widening designation to allow full development of the land.

Recommendation: That the Committee support the uplifting of the road widening designation for Ruru Road in the Proposed and Transitional City Plans.