

1. SURPLUS ROAD LAND AT BROADBENT STREET

Officer responsible City Streets Manager	Author Weng-Kei Chen, DDI 371-1655
Corporate Plan Output: Roading Land 9.5 text 15	

The purpose of this report is to seek approval in principle to commence legal procedures to stop parcels of road outside numbers 16 to 22 and 11 to 21 Broadbent Street as indicated on the attached plan 24576/14. These parcels are considered to be surplus to roading requirement.

BACKGROUND

The Council has received a request from the property owner at 19 Broadbent Street to purchase a small parcel of road in front of his property. This parcel of land is unlikely to be required for roading purposes. This particular property was redeveloped a year ago and contains two dwelling units.

The dwellings at the end of the street were originally developed by the Crown in 1943 and the fences are encroaching onto legal road. Occupants of these properties have been maintaining and occupying small portions of the road land for a long time. With the changes to land ownerships and together with the change of living zone density to the area, redevelopments had already occurred to some properties in the street.

ROAD ASSET INFORMATION

Broadbent Street is a typical local cul-de-sac serving approximately 34 dwelling units with the potential to serve an additional 10 dwelling units.

<i>Road Status</i>	Local road in Living 3 zone
<i>Legal Road Width</i>	20.12 m
<i>City Plan Legal Road Width Requirement</i>	14.0 m
<i>Roadway Width</i>	14.0 m on the straight 8.0 m at the cul-de-sac
<i>Roadway Length</i>	148 m
<i>Footpath</i>	Sealed footpath on both sides
<i>Streetscape</i>	Grass berm generally shrub planting and fences at the end of the street

The disposal of these small parcels of road land identified on the plan will have no consequences to the road network.

Recommendation: That the Council approve in principle the commencement of the necessary procedures to stop the parcel of road land outside 19 Broadbent Street, and the commencement of procedures to stop the parcels of road land as indicated on plan 24576/14, at the time the Council receives requests from adjoining property owners to acquire these latter parcels of land.