

10. TOWER JUNCTION DEVELOPMENT ROADING IMPROVEMENTS



On behalf of the City Streets Manager, Brian Neill (together with Traffic Consultant Tony Penny) advised the Board of the roading improvements that will be carried out in conjunction with the Tower Junction development in Addington.

Ngai Tahu, the owner and developer of the site have been granted resource consents for the progressive development of a large (B4) business zoned site contained within an area bounded by Blenheim Road, the proposed Blenheim Road deviation to Moorhouse Avenue, the Main South railway and Clarence Street/Whiteleigh Avenue. In discussion with the developers, detailed drawings are being prepared for the construction of new roads in the area and traffic management along the Clarence Street/Whiteleigh Avenue arterial route between Blenheim Road and the Main South railway.

Although the development has a resource consent, it will be necessary for the Council to consult with residents and businesses in the area concerning parking and traffic controls. The Council's approach to this matter of consultation should initially be one of information sharing with an emphasis on engaging established businesses in a dialogue about changes that may affect their existing access and service facilities.

The feedback from consultation will be reported to the Board in July/August with the prospect of recommending the various changes in traffic controls and parking restrictions to the Sustainable Transport and Utilities Committee and Council in the same month. The developer will need to complete working drawings for the roading part of the development to enable contracts to be let for the work in August to fit in with the opening that is scheduled for November 2003.

Access to the Tower Junction development has been very much a partnership between the developer (Ngai Tahu) and the Council. Access to and from the site and to other established businesses in the area has been managed in a way that will produce benefits for all road users and has provided the opportunity for the Council to consider constructing a direct connection across this part of Addington between Blenheim Road and Moorhouse Avenue.

Traffic will be better managed along the arterial roads introducing new facilities for cyclists and pedestrians. With an opening date for the Tower Junction development of November 2003, the timeframe for consultation, the letting of contracts and the completion of construction is following a tight critical path.

The Board **decided**:

1. To approve the plans for the changes in traffic management along Blenheim Road and Clarence Street/Whiteleigh Avenue in the vicinity of the Tower Junction development for public consultation.
2. To receive and consider appropriate recommendations on the results of the consultation with the opportunity to provide input prior to the recommendations being considered by the Sustainable Transport and Utilities Committee and the Council.