

6. ELLERY STREET KERB AND CHANNEL RENEWAL

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The purpose of this report is to seek the Shirley/Papanui Community Boards approval to proceed to final design, tender and construction of the Ellery Street kerb and channel renewal project.

BACKGROUND

Ellery Street is a local road of only 85 metres in length and it runs between Hoani Street and Langdons Road Papanui. Currently the carriageway is 8 metres wide.

An initial consultation letter was sent to residents in August/September 2003 advising them of the proposed work and seeking some feedback on what they would like to see in their reconstructed street.

Residents are generally happy with the proposal to reconstruct their street, and with the proposal to install additional landscaping. A concern of residents is that their street is 'parked out' on a daily basis by staff employed by the various businesses within the Langstone Lane business development, on Langdons Road.

Housing New Zealand currently owns the majority of the properties in Ellery Street. Housing New Zealand intend to further develop the corner property at number 68 Hoani Street (Cnr Ellery St/Hoani St). The intention is to construct two additional units for the elderly at the back of number 68 Hoani Street, however, the address for these two new houses will be in Ellery Street.

Staff have consulted with Housing New Zealand to ensure that they are supportive of the proposal for Ellery Street. Council staff have, however, advised Housing New Zealand that the driveway into the proposed new houses, as illustrated on their architects plan, will need to be shifted 1.2 metres to the south so that the driveway does not compromise the existing lime tree within the grass berm. The stormwater drainage pipe will also require a realignment for the same reason.

OPTIONS

Staff publicised two concept plans for the reconstruction of Ellery Street and residents were given the opportunity to choose which plan they preferred. These options are outlined below.

Option one reduces the carriageway width to 7 metres. The narrowed width allows for sufficient clearance from the existing established lime trees and also retains on street parking on both sides of the street, with the exception of the approaches to and departures from the Ellery Street/Langdons Road intersection and the Ellery Street/Hoani Street intersection.

A paved threshold is proposed on Ellery Street at its intersection with Langdons Road.

Landscaping is proposed at each intersection and against the boundaries of the 4 corner properties.

New 1.65m wide footpaths would be constructed along both sides of the street adjacent to property boundaries.

Option two reduces the carriageway width to 6 metres with three off street parking bays providing parking space for 6 vehicles. On street parking would be prohibited.

A paved threshold is proposed on Ellery Street at its intersection with Langdons Road.

Landscaping is proposed at each intersection and against the boundaries of the 4 corner properties.

New 1.65m wide footpaths would be constructed along both sides of the street adjacent to property boundaries.

Residents overwhelmingly supported option two and it is this option that staff are seeking the approval of the Shirley/Papanui Community to proceed to final design, tender and construction.

CONSTRUCTION

It is anticipated that construction will take approximately 6 weeks and will be completed by the end of December 2004.

PROJECT BUDGET

The budget for this project is \$224,114.

Staff

- Recommendation:**
1. That the Shirley/Papanui Community approve the Ellery Street kerb and channel reconstruction project for final design, tender and construction.
 2. That the parking of vehicles be prohibited, at all times, in the following areas:
 - (i) On the north west side of Ellery Street except adjacent to the formed parking bays.
 - (ii) On the south east side of Ellery Street except adjacent to the formed parking bay.
 - (iii) On the north east side of Hoani Street commencing at its intersection with Ellery Street and extending in a north westerly direction for 15 metres.
 - (iv) On the north east side of Hoani Street commencing at its intersection with Ellery Street and extending in a south westerly direction for 12 metres.
 - (v) On the south west side of Langdons Road commencing at its intersection with Ellery Street and extending in a north easterly direction for 15 metres.
 - (vi) On the south west side of Langdons Road commencing at its intersection with Ellery Street and extending in a south easterly direction for 20 metres.

Chairperson's

- Recommendation:**
1. That the staff recommendation of option two be adopted.
 2. That the Board request that the Regulatory and Consents committee address vehicle access and parking issues with trade/industrial zones in residential areas, in future developments.