

1. NORTHWOOD DEVELOPMENT – GLEN OAKS GREEN ROAD STOPPING AND LAND DISPOSAL

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The purpose of this report is to request the Council to declare Glen Oaks Green surplus to roading needs and commence road stopping process for road land disposal. The road is as shown on Plan 1 attached.

BACKGROUND

The Council has received a request from the developer of Northwood to stop the entire length of 18.0 m of Glen Oaks Green enabling the development to vary slightly. The subdivision consent as indicated on Plan 2A has been lodged with Glen Oaks Green serving three properties. However, the preferred scheme is as indicated on Plan 2B. Alternative accesses to existing properties have been provided. The preferred scheme Plan 2B has the support of the Transport and City Streets Unit as the existing road has no linkage to other roads or place of public interest. The existing roadway standard of this road is far in excess of that normally provided for three residential properties with no other community benefit. In addition, the road is in close proximity to Beechwood Drive, rendering a wide entrance to the three properties undesirable.

Northwood development (as shown on Plan 3) began in early 2000 and approximately 70% of the road infrastructure has now been completed. The remaining roads are under construction with less than 5% undeveloped and this lies mainly at the northwest corner. Two road linkages to other neighbouring subdivisions have been formed but not formalised as roads. They are:

- (a) The continuation of Northwood Boulevard to Englefield block to the northwest. The formalisation of the linkage is expected to be carried out in 3 years time. The delay for this link was agreed at the time of the subdivision consent.
- (b) A subdivision consent has been lodged for the continuation of Crombie Green. Council staff have required this linkage be vested as road at the same time when the Council commences the road stopping process for Glen Oaks Green.

Recommendation: That pursuant to the provisions of Section 116(1) of the Public Works Act 1981, the Christchurch City Council resolves to stop that portion of road as shown on the plan and described in the schedule hereto.

SCHEDULE

Sec 1	SO 333534	542m ²	Adjoining Lot 1 DP310150, Lot 3 DP310150 and Lot 602 DP 325710
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