

## 2. PROPOSED VEHICLE AIRBRIDGE ACROSS ROTHERHAM STREET – WESTFIELD RICCARTON MALL DEVELOPMENT

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| <b>General Manager responsible:</b> | General Manager City Environment, DDI 941-8656 |
| <b>Officer responsible:</b>         | Transport and Greenspace Manager               |
| <b>Authors:</b>                     | Weng-Kei Chen, Asset Policy Engineer           |

### PURPOSE OF REPORT

1. The purpose of this report is to seek the Council's approval:
  - (a) In principle, for the construction of an 8.0 metre wide vehicle airbridge across Rotherham Street as shown on plan SK21F (refer to **attached** plans); and
  - (b) To the grant of a Deed of Licence to Westfield (NZ) Limited to formalise its occupation of the legal road by the airbridge on terms and conditions and at a rental acceptable to the Corporate Support Manager.

### EXECUTIVE SUMMARY

2. The proposal to construct the vehicle bridge above Rotherham Street requires Council approval as the owner of the legal road (not as regulatory authority under the Resource Management Act 1991, although this will be required by resource consent application separately) as the structure encroaches on legal road airspace.
3. Following Council approval, Westfield (NZ) Limited will be required to enter into a Deed of Licence to occupy road airspace with Council.
4. This proposal is not covered by Council policy (adopted in 1999) for Airspace over Public Roads. That particular policy only applies to pedestrian linkages.
5. The 8.0 metre wide vehicle bridge is a light steel structure similar in appearances to the existing pedestrian airbridge across Rotherham Street built in 2004, with two supports on the footpath area.
6. This proposal will provide alternatives for shoppers in accessing Dilworth Street while searching and exiting car-parking spaces. This will result in a reduction of vehicle movements at ground level.
7. In addition to this proposal, Westfield (NZ) Limited has included in the Resource Consent Application the following proposed changes to the Council's Transport Assets:
  - (a) Installation of a new traffic signal at the intersection of Dilworth and Clarence Streets to provide safer right turn traffic movement from Dilworth Street).
  - (b) Upgrading of the existing flush roundabout at Rotherham Street to cater for the higher traffic movements generated with the extension.
8. The proposed extension has a building set back one metre from the timber-lined Riccarton Drain, and staff have required the company to pipe the drain at no cost to Council. The piping of this part of Riccarton Drain is not in the Council's future work programme.

### FINANCIAL AND LEGAL CONSIDERATIONS

9. There will be a financial return to the Council for the Deed of Licence to Occupy Legal Road Airspace. The licence fee has yet to be determined by the Corporate Support Manager.
10. The Local Government Act 1974 provides the Council with the authority to permit the construction of this proposed airbridge above Rotherham Street. Consequently a Deed of Licence will be required to be entered into by Westfield (NZ) Limited to formalise its occupation of the legal road by the airbridge.

## **BACKGROUND ON PROPOSED VEHICLE AIRBRIDGE ACROSS ROTHERHAM STREET – WESTFIELD RICcarton MALL DEVELOPMENT**

11. Westfield (NZ) Limited has lodged a resource consent application for the extension of the shopping complex in Riccarton. The proposed extension consists of:
  - (a) Additional 8,575 m<sup>2</sup> of new retail floor area (existing 41,645 m<sup>2</sup>).
  - (b) Two new cinemas providing 500 additional seats (existing 1,454 seats).
  - (c) An additional 398 car parks with a new four storey parking building east of Rotherham Street (existing 2,254 spaces).
  - (d) An 8.0 metre wide vehicle bridge above Rotherham Street connecting the parking buildings on either side of the street.
12. This proposal was presented to the Board by Westfield's representative on 28 April 2006, prior to the resource consent application being lodged.

### **STAFF RECOMMENDATIONS**

That the Council:

- (a) As landowner of the legal road only (and not as the regulatory authority under the Resource Management Act 1991) approve the construction of the 8.0 metre wide vehicle airbridge across Rotherham Street in principle, subject to the engineering plans being approved by the Transport and Greenspace Manager prior to the building consent application being lodged and a formal Deed of Licence being entered into by Westfield (NZ) Limited prior to the commencement of the work to construct the airbridge.
- (b) Delegate to the Corporate Support Manager the authority to enter into a Deed of Licence in respect of the airbridge over Rotherham Street to be constructed by Westfield (NZ) Limited on terms and conditions and at such rental as shall be acceptable to him.

### **BOARD RECOMMENDATIONS**

That the Council:

- (a) As landowner of the legal road only (and not as the regulatory authority under the Resource Management Act 1991) approve the construction of the 8.0 metre wide vehicle airbridge across Rotherham Street in principle subject to Westfield (NZ) Limited obtaining all necessary resource consents, and the engineering plans being approved by the Transport & Greenspace Manager prior to the building consent application being lodged and a formal Deed of Licence being entered into by Westfield (NZ) Limited prior to the commencement of the work to construct the airbridge.
- (b) Subject to (a) above, delegate to the Corporate Support Manager the authority to enter into a Deed of Licence in respect of the airbridge over Rotherham Street to be constructed by Westfield (NZ) Limited on terms and conditions and at such rental as shall be acceptable to him.