

4. 5. 2006

**SPREYDON/HEATHCOTE COMMUNITY BOARD
4 APRIL 2006**

**A meeting of the Spreydon/Heathcote Community Board
was held on Tuesday 4 April 2006 at 5.00 pm
in the Boardroom, Beckenham Service Centre**

PRESENT: Phil Clearwater (Chairperson), Oscar Alpers, Barry Corbett,
Paul de Spa, Chris Mene, Sue Wells and Megan Woods.

APOLOGIES: Apologies for lateness were received and accepted from Oscar Alpers
and Paul de Spa.

Oscar Alpers and Paul de Spa arrived at 5.12 pm and were absent for
clauses 2, 7, 8 and 9.

The Board reports that:

PART A – MATTERS REQUIRING A COUNCIL DECISION

**1. BROAD OAKS SUBDIVISION STAGE XI – ROAD LEGALISATION AND INITIATING ROAD
STOPPING TO A PARCEL OF SURPLUS LAND**

General Manager responsible:	General Manager, City Environment
Officer responsible:	Don Munro, Transport and City Streets Manager
Author:	Weng-Kei Chen, Asset Policy Engineer, DDI 941-8655

PURPOSE OF REPORT

1. The purpose of this report is to submit the Board's recommendations to the Council to:
 - (a) Dedicate a parcel of road reserve land contained in Lot 16 DP52030 as road pursuant to Section 111 Reserves Act 1977. The area of land is 33m² and is as shown on the attached plan.
 - (b) Declare a small parcel of unformed legal road contained in S.O. 365373, as surplus to the Council's requirements and to obtain a resolution pursuant to Public Works Act 1981 to commence road stopping procedures. This parcel of road to be stopped is as shown on the attached plan.

EXECUTIVE SUMMARY

2. Fulton Hogan Ltd, the developer of Broad Oaks, has an approved resource consent for Stage XI RC20017303 which includes:
 - (a) Eight properties having access onto Vista Place. These accesses will be constructed over a strip of road reserve adjacent to the existing Vista Place.
 - (b) A parcel of road land included in one of the building lots.
3. In order for this subdivision to proceed, the Council's approval is required:
 - (a) to dedicate the Council owned road reserve land contained in Lot 16, DP52030 as road.
 - (b) to declare the parcel of road land as surplus to the Council's requirements and for the Council to initiate road stopping procedures for its disposal.

1 Cont'd

4. The road reserve land (Lot 16 DP 52030) along Vista Place was created in 1987 when subdivision took place with the formation of Vista Place. This road reserve lot was created enabling the Council to collect roading contribution (on behalf of Dun's Ltd which was the developer of Vista Place), in the event when frontage to the road is required. This road has been built to the required standard and is capable of serving the additional developments by Fulton Hogan Ltd. This practice of collecting on behalf of previous developers is not uncommon for the subdivision approval process. Fulton Hogan Ltd in this instance has agreed to pay the required cash contribution.
5. The intersection design for the new road at Huntsbury Avenue following the existing legal road boundary is undesirable, and staff have instead approved a "T" intersection. This design provides a good outcome and is consistent with good engineering practices.
6. The "T" intersection design results in the developer vesting an additional 182m² of land for road and renders an area of 262m² as surplus to roading requirements. Hence it is appropriate for the Council to declare the road land as surplus and to commence road stopping procedures.

FINANCIAL AND LEGAL CONSIDERATIONS

7. The developer has agreed to pay \$23,250 plus GST for its share of road contributions of Vista Place. On receipt of this contribution, the Council will reimburse the same amount to the previous developer of Vista Place.
8. The Council appointed valuer, Ford Baker, has valued the surplus road land at \$29,000 and the additional land required at \$25,000. The land exchange will provide a return of \$3,500 plus GST to the Council.
9. The procedural process to vest road reserve as road and the road stopping process will be recovered from Fulton Hogan Ltd.
10. Section 111, Reserves Act 1977 – Road Reserve may be dedicated as road:

This section states that where any land is vested in any local authority for the purpose of a road reserve and the land is required for the purpose of a road, the land may be dedicated as road by resolution of the local authority. In this instance it is appropriate that dedication occurs.
11. Section 116 Public Works Act 1981 – Stopping Road:

This section states that subject to the consent in writing of the territorial authority and the owner(s) of the land adjoining the road proposed to be stopped, then the road can be declared formally stopped by notice in the Gazette. There will be no loss of public access onto Huntsbury Avenue from the new development and in fact the outcome creates a safer access for the roading network.

STAFF RECOMMENDATIONS

It is recommended that the Council resolve:

- (a) To dedicate that part of the existing road reserve Lot 16, DP 52030 as road, pursuant to Section 111 of the Reserves Act 1977.
- (b) To declare the parcel of road land as surplus to road requirements pursuant to Section 116 of the Public Works Act 1981, and that the parcel of road shown as S.O. 365373 be stopped, and disposed of to the adjoining land owner.

BOARD DISCUSSION

Members discussed possible future traffic flow implications arising from the changes proposed. It was noted from the officer's report that there would be no loss of public access onto Huntsbury Avenue arising from the new development, and that the changes intended would create a safe access for the local roading network.

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BOARD RECOMMENDATION

That the staff recommendations be adopted.

PART B – REPORTS FOR INFORMATION

2. DEPUTATIONS BY APPOINTMENT

Nil.

3. BOARD MEMBERS' INFORMATION EXCHANGE

Members provided updates on community activities/Council issues, in line with the Board's Objective No. 2 - "To ensure local people's needs are being represented".

4. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

The Board **received** an update on forthcoming key dates regarding Board input into the draft LTCCP and the allocation of the Board's 2006/07 Project Funding.

5. MEMBERS' QUESTIONS

Nil.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

6. CONFIRMATION OF MEETING REPORT – 21 MARCH 2006

The Board **resolved** that the report of its ordinary meeting held on 21 March 2006, be confirmed.

7. VICTORIA PARK ROAD "NO STOPPING" RESTRICTION

The Board considered a report seeking approval for the installation of a single section of "No Stopping" on the west side of Victoria Park Road opposite Longhurst Place.

The Board **resolved** that the stopping of vehicles be prohibited at any time on the western side of Victoria Park Road commencing at a point 22 metres south of the boundary of the property at 19A Victoria Park Road and the Council reserve and extending generally in a northerly direction for a distance of 67 metres to a point 10 metres north of the northern kerb line of Longhurst Terrace and Victoria Park Road.

8. SOMERS PLACE - PROPOSED "NO STOPPING" RESTRICTION

The Board considered a report seeking approval for the installation of a "No Stopping" restriction along the entire length of the southern side of Somers Place beginning at the Domain Terrace intersection.

The Board **resolved** that the stopping of vehicles be prohibited at any time on the southern side of Somers Place commencing at the Domain Terrace intersection and extending in a westerly direction for a distance of 75 metres.

9. SPARKS ROAD – SAFETY IMPROVEMENT PROJECT

The Board considered a report seeking the Board's approval to proceed to final design, tender and construction of the safety improvement works in Sparks Road (Hoon Hay Road to Lyttelton Street) along with associated parking restrictions.

The Board **resolved**:

- (a) That approval be granted for the Sparks Road Safety Improvement Project (Plan TP177801 – Issue 3) to proceed to final design, tender and construction.
- (b) **Revoked/Relocated Bus Stops**
 - (i) That the existing bus stop on the north side of Sparks Road at its present position commencing 11 metres west of the intersection with the west side of Waimokihi Place, and extending 13 metres in a westerly direction, be revoked, and reinstated on the north side of Sparks Road commencing 3 metres west of the intersection with the west side of Waimohiki Place and extending 12 metres in a westerly direction.
 - (ii) That the existing bus stop on the south side of Sparks Road at its present position commencing 6 metres west of the intersection with the west side of Waimokihi Place, and extending 17 metres in a westerly direction, be revoked, and reinstated on the south side of Sparks Road commencing 46 metres east of the intersection with east side of Pablo Place and extending 17 metres in an easterly direction.

New No Stopping

- (iii) That the stopping of vehicles be prohibited at any time:
 - (a) On the north side of Sparks Road commencing at its intersection with the east side of Hoon Hay Road and extending 42 metres in an easterly direction.
 - (b) On the north side of Sparks Road commencing at a point 15 metres west of its intersection with the west side of Waimokihi Place and extending 90 metres in a westerly direction.
 - (c) On the north side of Sparks Road commencing at its intersection with the east side of Waimokihi Place and extending 17 metres in an easterly direction.
 - (d) On the north side of Sparks Road commencing at a point 32 metres east of its intersection with the east side of Waimokihi Place and extending 34 metres in an easterly direction.
 - (e) On the south side of Sparks Road commencing at its intersection with the east side of Hoon Hay Road and extending 42 metres in an easterly direction.
 - (f) On the south side of Sparks Road commencing at a point 63 metres east of its intersection with the east side of Pablo Place and extending 145 metres in an easterly direction.
 - (g) On the south side of Sparks Road commencing at its intersection with the west side of Lyttelton Street and extending 60 metres in a westerly direction.

The meeting concluded at 5.55 pm

CONFIRMED THIS 18TH DAY OF APRIL 2006

**PHIL CLEARWATER
CHAIRPERSON**