

1. JUBILEE STREET EXTENSION - DISPOSAL OF SURPLUS ROAD LAND



General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Manager
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PURPOSE OF REPORT

1. The purpose of this report is to recommend that the Council declare the two parcels of road land as shown on the **attachment** surplus to the Council's requirements and therefore available for disposal to adjoining property owners.

EXECUTIVE SUMMARY

2. The construction of Jubilee Street was completed in June 2003 and prior to legalisation as a road it is most appropriate for the Council to consider the two parcels of road land surplus to the Council's needs and available for disposal to adjoining property owners.
3. There have been separate approaches from property owners to acquire these parcels of land and the Council's decision for their disposal is required.
4. The disposal of these parcels of land will have little impact on the road environment as there is already a line of trees planted along the living zone of the road. However, there will be savings on maintenance of the grass and planted area.
5. Staff are in negotiation with Mr Lloyd Reid, the owner of 84c Bamford Street, who has approached the Council for the purchase of Section 1 which is in Living 2 Zone. The disposal requires Council approval. Section 1 will be amalgamated with land at 84c Bamford Street. This agreement is subject to the Council's approval for disposal of the land.
6. It is appropriate for the Council's decision to include Section 2 which is zoned Business 4. This approval will permit staff to carry out negotiations with adjoining property owners with certainty and in a timely manner.

FINANCIAL IMPLICATIONS

7. There will be revenue to the Council on completion of the disposal of the redundant road land.

Do the recommendations of this report align with 2006-16 LTCCP budgets?

8. Yes.

LEGAL CONSIDERATIONS

9. The parcels of land do not comply with the City Plan for development and hence can only be disposed of to adjoining property owners.

Have you considered the legal implications of the issue under consideration?

10. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

11. LTCCP page 152 "Streets and Transport Objectives" - to provide a sustainable network of streets.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

12. Yes.

ALIGNMENT WITH STRATEGIES

13. This action is consistent with traffic objectives stated in the City Plan.

Do the recommendations align with the Council's strategies?

14. Yes.

CONSULTATION FULFILMENT

15. Not required.

STAFF RECOMMENDATION

That the Council declare the two parcels of road land shown on the attachment as Section 1 and Section 2, as surplus to the Council's requirements and available for disposal to adjoining property owners.

BOARD RECOMMENDATION

- (a) That the staff recommendation be adopted.
- (b) That the Council obtain a valuation of Section 1 on the assumption that this section would have legal access to Jubilee Street.

BACKGROUND

- 16. The Jubilee Street extension was constructed in June 2003 and is a direct link to the Bamford Industrial area of Woolston. This link was created to deviate heavy truck movements away from the Living 2 Zone.
- 17. The road extension is the separation of Living 2 and Business 4 zones and was designed to limit access to the residential developments using this section of road hence the creation of 'link strips' enabling the Council to restrict residential vehicle access.
- 18. In addition, street trees were planted along the Living 2 boundary and this treatment is consistent with the objectives of the City Plan in protecting the Living Zone character.
- 19. The two parcels of road land as shown on the attachment are surplus to the Council's requirements and are laid in grass with limited shrub planting on the triangular shaped section 1.
- 20. The parcels are non-complying lots and can only be offered to adjoining property owners to enhance their development potential.
- 21. Disposal of these parcels of land will have little impact on the road environment, however there will be savings on the maintenance of the grass and planted area.
- 22. This section of roadway has not be legalised as road and prior to the legalisation process it is appropriate that the Council consider the future ownership of the two parcels of surplus road land.
- 23. There will be no vehicle access permitted for Section 1 onto Jubilee Street.
- 24. The Council's approval to dispose of these parcels of land is required. The Council's decision will allow staff to carry out negotiations with certainty and in a timely manner.
- 25. Following the Council's decision, the Jubilee Street extension as shown on the attachment will be gazetted as road.