

4. 10. 2007

**REPORT BY THE CHAIRPERSON OF THE
SPREYDON/HEATHCOTE COMMUNITY BOARD**

PART A – MATTERS REQUIRING A COUNCIL DECISION

1. HAZELDEAN BUSINESS PARK - LINCOLN ROAD

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Manager
Authors:	Weng Kei Chen, Peter Atkinson

PURPOSE OF REPORT

1. The purpose of this report is to seek Council approval for the following works:
 - (i) The installation of traffic signals at the intersection of Harman Road and Lincoln Road and associated road works.
 - (ii) To declare an area of road land indicated as Section 1 in the attached plan, as being surplus to Council requirements and commence road stopping procedures.

The report to the Board also sought the Board's approval under delegated authority to relocate the existing bus stops on Lincoln Road, impose no stopping parking restrictions on Harman, Grove, Hazeldean and Lincoln Roads and the installation of angle parking on both sides of Hazeldean Road.

The changes to the road assets are as shown in the attachment.

EXECUTIVE SUMMARY

2. A resource consent was granted to Calder Stewart Industries for the development of seven separate office blocks and a multi-story car park building on the former PDL site. The office blocks will vary from two to five stories and will have a total office space of 25,000 square metres. A total of 750 car park spaces will be provided for the development.
3. There are significant roading improvements around the perimeters of the site including some which require separate approval of the Council as the road controlling authority, viz;
 - (i) The provision of traffic signals at the Harman Street/Lincoln Road intersection.
 - (ii) Upgrading works to Lincoln Road and Harman Road along the site frontages.
 - (iii) The reconstruction of Hazeldean Road.
 - (iv) Angle parking for Hazeldean Road and a bus stop on Lincoln Road.
 - (v) The relocation of the 'Addington Town Centre' entrance sign nearer the railway corridor.
4. It is proposed to realign the Hazeldean/Lincoln Road intersection, to provide an improved junction by increasing the acute angle between these two roads. It will render a section of road land (Section 1 on the attached plan) surplus to Council's requirements and at the same time require additional parcels of land for road. It is anticipated that the Council will initiate road stopping procedures for the surplus land and acquire additional land for road to vest.
5. The existing road assets in particular Hazeldean Road and part of Harman Road, are being upgraded at little cost to the Council.

1 Cont'd

FINANCIAL IMPLICATIONS

6. The applicant for the development will be responsible for all the costs associated with the upgrading of Hazeldean Road, the installation of traffic signals, the relocation of the Addington Town Centre gateway treatment and 50% of the cost of new kerb and channel along its Harman Road frontage.
7. The Council will be responsible for 50% of the cost of new kerb and channel to the Harman Street frontages of the site. Funding for these works is available in the Transport and Greenspace Subdivision budget.
8. There are ongoing costs to the Council with the operation of the traffic signals and this will be funded from the City's operation of roading network budget.

LEGAL CONSIDERATION

9. The Council's approval for the work on the road is required. This is in addition to the granting of the resource consent for the Hazeldean Business Park site. The road stopping procedure will follow the Public Works Act process as there will be land exchange involved. The power to make changes to the various parking restrictions and proposed angle parking areas are set out in the Council's Bylaws and have been delegated to the Community Board.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

10. The issues being considered in the report are consistent with those objectives listed in the LTCCP. Page 152 "streets and transport – to provide a sustainable network of streets which distribute traffic between neighbourhoods and connects to major localities within and beyond the city." The project is supported with Council's objectives in the *City Development* and *Economic Development*.

ALIGNMENT WITH STRATEGIES

11. The works proposed on-street are consistent with the strategies of maintaining the street and transport corridor. Particular emphasis is being given to public transport by locating bus services in close proximity to this office complex location. Special facilities are proposed, including bus improvements at the traffic signals to provide buses with an early start in order to precede the adjacent queue.

CONSULTATION FULFILMENT

12. The project to develop the office park complex has been advertised.
13. Some Spreydon/Heathcote Board members attended the project briefing on 13 August 2007.

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Approve the installation of traffic signals at the intersection of Harman Road and Lincoln Road and associated road markings as illustrated in the attachment to the report.
- (b) Declare the parcel of Road Land Section 1 indicated on the attachment as surplus to Council's requirements and commence road stopping procedures pursuant to Section 116 of the Public Works Act 1981.

(Note: The Board approved under delegated authority the necessary resolutions to give effect to parking changes associated with this report, as detailed in Part C, Clause 11 of the Board report of 18 September 2007.)

BOARD RECOMMENDATION

That the staff recommendation be adopted.

2. ESTABLISHMENT OF EASEMENTS AS PART OF THE UPPER WILDERNESS DRAIN PROJECT

General Manager responsible:	General Manager City Environment, Jane Parfitt, DDI 941-8656
Officer responsible:	Transport and Greenspace Manager, Michael Aitken, DDI 941- 8096
Authors:	Tony Hallams Property and Leasing Advisor, Corporate Support Unit Colin Hill Engineering Officer, Capital Investigations Team

PURPOSE OF REPORT

1. This is an expanded version of the report considered by the Council on 16 August 2007. The report was not considered at that meeting because:
 - (a) It needed to be first referred to the Spreydon/Heathcote Community Board for consideration, then forwarded to a meeting of the Council for decision making.
 - (b) The Council questioned why it is intended to pipe the existing section of boxed Upper Wilderness drain.

Question 1 (b) is addressed under the Executive Summary.

The purpose of this report is for the Council to approve or otherwise a staff recommendation that by agreement with the property owners of 334, 336, and 342 Lyttelton Street, the Council acquires easement to enable a stormwater main drain to be laid. The required land, two parcels being approximately 30m², and one parcel being 50m², will be transferred to the Council through Memorandums of Transfer. The area in question is shown in Attachment 1.

EXECUTIVE SUMMARY

2. The timbered waterway, the Upper Wilderness Drain which currently runs through residential properties from Edinburgh Street to Lincoln Road, is in a deteriorated state and in need of replacement and hydraulic improvement. It is impracticable to replace and naturalise the existing flow path area as a stream because of the insufficient widths of the existing easements and physical obstructions on residential properties. The purpose of the Council obtaining additional easements is to enable alignment of the intended drain.
3. Pipe renewal in place of the timber waterway has been scheduled in the Capital Programme by the Transport and Greenspace Unit in the 2007/2008 financial year.
4. Piping will be installed within the existing drain alignment, covered by a number of existing easements that run mainly along the rear, and in some cases, side boundaries of properties in Edinburgh Street, Lyttelton Street, Blakehall Place and Lincoln Road. Whilst easements exist at 334 and 336 Lyttelton Street, the Council needs to acquire additional complementary easements on each property of a width of 2.0 metres each to enable the intended stormwater drain of 1.0 to 1.2 metre diameter pipe to be accommodated and to also enable construction corridor access and alignment of the intended drain. A new easement of 3.0 metres width will also need to be established at 342 Lyttelton Street, as no easement currently exists to enable laying of the drain.
5. Agreement has been reached by the Council with the property owners of 334, 336, and 342 Lyttelton Street, with the Council agreeing to undertake any restoration works. Details of the intended restoration works have been conveyed to the property owners in writing. The owners of the properties have not indicated they seek compensation from the Council to obtain easements and have property rights over their land.

FINANCIAL IMPLICATIONS

6. The funding is being provided from the Transport and Greenspace Capital Programme. Specifically \$1,375,000 in 2007/08 from Utility Waterway Relining – Upper Wilderness Drain.

2. Cont'd

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

7. Yes. Funding is provided from within the Transport and Greenspace Capital Programme in the 2006-16 LTCCP.

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

8. The legal implications of the proposal have been considered. Delegated authority for a decision to approve or otherwise the Council obtaining the subject lands by Memorandum of Transfers, approximately 30m² from Lot 2 DP 8394, 334 Lyttelton Street, approximately 30m² from Lot 3 DP 8394, 336 Lyttelton Street, and approximately 51m² from Part Lot 2 DP 2292, 342 Lyttelton Street, rests with the Council under the general governance provisions of the Local Government Act 2002. The Council's Corporate Support Manager or the Spreydon/Heathcote Community Board do not have delegated authority to make this decision.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

9. LTCCP 2006-16 - Parks, Open Spaces and Waterways – Page 123, Waterways and Land Drainage. The Council provides and operates the city's stormwater system, manages the waterways into which it discharges and it protects and enhances the life-supporting capacity of the city's waterways and wetlands.

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

10. Yes. Specifically \$1,400,000 in 2007/08 from Utility Waterway Relining – Upper Wilderness Drain.

ALIGNMENT WITH STRATEGIES

11. **Supports Council's Strategic Direction – Healthy Environment**
Goal 3 – Manage water and land drainage systems efficiently, and contribute towards landscape, ecology, recreation, heritage and cultural values.

Do the recommendations align with the Council's strategies?

12. Yes as above.

CONSULTATION FULFILMENT

13. All property owners whose properties will be affected by the laying of the stormwater drain, or whose properties border existing easements, have been written to, and provided with a comment form. The Council has indicated to affected property owners the restoration works intended, and oral and written comments received by the report authors have all been positive. All written comments received will assist project implementation.

STAFF RECOMMENDATION

It is recommended that the Council approve the acquisition of easements over 334, 336 and 342 Lyttelton Street as generally outlined in this report.

BOARD RECOMMENDATION

That the staff recommendation be adopted.

**PHIL CLEARWATER
CHAIRPERSON**