

**11. SURPLUS ROADING LAND AT BEANLAND AVE
AND CASHMERE ROAD**

RR 8989

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Corporate Plan Output: Roading Land 9.5 text 14	

The purpose of this report is to seek the Board's recommendation to Council for the disposal of a small parcel of roading land outside 37 Stourbridge Street and 19 Cashmere Road.

BEANLAND AVE (FRONTAGE OF PROPERTY 37 STOURBRIDGE STREET)

Current Situation

Beanland Ave is a through road situated between Stourbridge and Wychbury Streets. It serves access to approximately 50 sections.

Roading Asset Information

<i>Road Status:</i>	Local Road in Living 2 zone.
<i>Legal Road Width:</i>	Generally 15 m except at both ends of the street which are 20.0 m wide.
<i>City Plan Requirement:</i>	14.0 m.
<i>Roadway Width:</i>	8.4 m.
<i>Roadway Length:</i>	280 m.
<i>Footpath:</i>	Both sides.
<i>Structure and Vegetation:</i>	Generally 1.5 m of sealed footpath and 1.5 m berm except at the intersection where there are additional 2.5 m wide berms. The grass berms are generally well maintained by residents.

The 2.0 m strip of land along 37 Stourbridge Street frontage is surplus to roading purposes. The disposal of the small parcel of land as indicated on Plan 1 will have minimal effect to the road scene and disposal this portion of road is recommended.

CASHMERE ROAD (BETWEEN DYERS PASS ROAD AND THORRINGTON ROAD)

Current Situation

This section of road is along the toe of the hill and vehicle accesses to properties on the south side of the road are provided by driveways supported by retaining walls. There are also a number of garages partially on legal road being occupied by adjacent properties' owners.

Roading Asset Information

<i>Road Status:</i>	Minor arterial in Living 1 zone.
<i>Legal Road Width:</i>	20 m wide.
<i>City Plan Requirement:</i>	20 m.
<i>Roadway Width:</i>	13.3 m.
<i>Footpath:</i>	One side only - north side.
<i>Structures and Vegetation:</i>	Garages, driveways and retaining wall. Vegetation along the road frontages and established and maintained by residents.

Along the frontage of 19 Cashmere Road.

The Board at its February 1995 meeting approved the construction of a timber retaining wall above an old dry rock wall. These walls formed the support for a driveway serving the property. The lower dry rock wall is adjacent to the dished kerb and channel.

Due to the topography of the area it is unlikely the land behind the existing kerb and channel on the south side will be needed for roading purpose and disposal is recommended as shown on Plan 3 (attached). The proposal will create a non-compliance in accordance to the City Plan requirement, and it is recommended that a resource consent be granted for this purpose.

The disposal of this surplus land to the adjacent property owner is not a condition of the Council's resource consent decision of May 1998 to permit the construction of a second dwelling at 19 Cashmere Road.

Recommendation: That the Board recommends to the Council:

1. The strip of surplus roading land (as indicated on Plan 1) along Beanland Avenue and outside No 37 Stourbridge Road be stopped and disposed of.
2. The strip of surplus roading land outside 19 Cashmere Road (as indicated on Plan 3) be stopped and disposed of.