

## 18. WADES AVENUE/PROSSERS ROAD RECONSTRUCTION

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Corporate Plan Output: Capital Works Implementation 9.5.67 and 9.5.77	

The purpose of this report is to provide information to the City Services Committee who requested feedback from a petition submitted by the residents of Wades Avenue/Prossers Road. This petition was signed by 86% of the properties (see Appended Petition). There are four issues raised in the petition. This report outlines the recommendations to the City Services Committee with regard to the undergrounding and tree removal issues. The outcome of the other issues are also discussed below.

This matter was also referred to the Spreydon/Heathcote Community Board for its comments.

### UNDERGROUND WIRING- LANTERN LIGHTING

The residents would like the power and telecommunications to be undergrounded and lantern style lighting to be installed.

Two sources of funding are available within the council budgets to carry out such works, Urban Renewal and City Streets as discussed below.

Limited urban renewal funding is available through the Urban Renewal Programme, administered by the Urban Design Team of the Council, for undergrounding local roads in residential areas. This is done in conjunction with kerb and channel renewal and costs approximately \$350,000 per kilometre. With the urban renewal budget available for undergrounding reduced for the 2001/02 financial year and subsequent years, this equates to approximately two streets per year city-wide.

The choice of streets to be undergrounded using urban renewal funding is normally limited to streets that are located in Neighbourhood Improvement Areas or are in the Central City. These areas are considered to be in need of urban renewal assistance to increase the level of street amenity and subsequently, the standard of housing.

Currently the urban renewal budget is fully allocated to Neighbourhood Improvement Areas, which do not include the area in which Wades Avenue and Prossers Road are located. These roads are therefore are not considered appropriate for funding through the Urban Renewal Programme.

The City Streets guidelines for allocating funds for underground conversions are:

- in conjunction with major road works where road widening requires the existing poles to be relocated
- major routes, particularly entrances/exits to the city
- major tourist routes

This means the focus is on arterial/collector routes with higher traffic volumes. By removing the power and telecommunication poles from behind the kerb on the main traffic routes traffic safety is improved. The current level of funding means that not all arterial/collectors are undergrounded in conjunction with major road works and are usually prioritised based on hierarchy and traffic volumes. Wades Avenue and Prossers Road are local roads and do not meet the above criteria for undergrounding.

The following is an approximate timeframe for underground conversion. There is a shortage of contractors at the moment due to the Telstra Saturn project and this may increase this timeframe.

- Design - 4 weeks
- Tendering - 4 weeks
- Ordering materials - 4-6 weeks
- Site work - 4-6 weeks

The estimated cost of this work (based on costs of similar projects) is \$190,000 excluding GST.

### NEW TREES

The residents would also like to enhance their streets by the removal and replacement of existing street trees.

The trees in Prossers Road are mostly flowering crabapples that were planted in 1956. There are also two manna ash trees that were planted as replacements for deceased crabapples in 1986. Forty years is usually considered the maximum age for a crabapple to remain as a healthy, attractive tree. As with most crabapples of this age, the Prossers Road trees show typical signs of declining condition and sparse foliage. It would be better for the future landscape of the street to take the opportunity to replace the crabapples now as part of the road reconstruction rather than see them continue to decline. The two manna ash trees are also in a poor condition and should be replaced at the same time.

It is recommended that the street trees (*Malus x micromalus* - Midget Crabapple and *Malus prunifolia* "Rinki" – Chinese Crabapple) are removed in Prossers Road and are replaced with *Ginkgo biloba* (Maidenhair Tree) in both Prossers Road and Wades Avenue. The removal of the old trees will allow a new road profile which will enhance both the pedestrian access and the character of the street.

The area of land on the bend is to be landscaped and include seating and a cobbled area (see Appended Landscape Plan).

#### **CUL DE SAC PREFERABLY, OR NARROWING OF PROSSERS/WADES AVENUE JUNCTION**

The original scheme plan was released as a publicity leaflet at the end of 2000 showing the Wades Avenue/Prossers Road intersection as a right angle bend of constant width. Comments were received in mid January 2001 and were generally in favour of the project. However, this petition was submitted shortly afterwards, proposing the creation of two cul de sacs. This proposal would hinder heavy vehicles from using the road which is a major concern to the residents. A 3.5 metre wide road would provide a link between the cul de sacs and allow access for driveways positioned on the bend.

The proposal has passed a safety audit and the plan amended to show the cul de sacs/link road. The publicity leaflet is to be reissued to residents early April (see Appended Publicity Plan).

#### **SIGNAGE**

The residents have requested a 'NO TRUCKS' sign to be placed at the Prossers Road end of Wades Avenue prior to construction starting. However, the forthcoming reconstruction work will allow sufficient restrictions to truck movements in the streets. There will be no need for the sign.

#### **SUMMARY**

- This capital works project is committed due to the carrying forward of funding from 2001/2002. This was to allow tie in with the opening of the new St Martins New World Supermarket in May. Design changes due to consideration of the residents petition has delayed start of construction. The supermarket has made a financial contribution to the traffic restraint on Wades Avenue as part of their Resource Consent conditions. By commencing construction at the St Martins end of the project around the time of opening, a temporary constraint is effectively in place.
- The capital works contract has been tendered and the outcome was presented to the Spreydon/Heathcote Community Board on 3 April for acceptance. A contractor is likely to start in May to allow completion in early August. A delay to the construction contract to allow for undergrounding will be at least six months. This has been made clear in the contract documents. However, a delay to the start of construction will incur cost escalations.

#### **COMMUNITY BOARD COMMENTS**

The Spreydon/Heathcote Community Board has agreed with the recommendation that undergrounding not proceed. It has, however, recommended:

1. That the Committee support the installation of ducts for the later installation of underground cabling.
2. That a substitute for the Bergénias be found in this area.
3. That consideration be given to planting a larger grade of Maidenhead tree.

- Recommendation:**
1. Due to CCC Funding Policy and budget commitments it is recommended that undergrounding not be undertaken.
  2. That the existing street trees be removed in Prossers Road and be replaced with Gingko biloba (Maidenhair Tree) in both Prossers Road and Wades Avenue.

- Chairman's Recommendation:**
1. In the absence of any suitable funding source the undergrounding not be undertaken.
  2. That the existing street trees be removed in Prossers Road and be replaced with Gingko biloba (Maidenhair Tree) in both Prossers Road and Wades Avenue.