

24. NORTHLANDS LINK ROAD (SISSONS DRIVE)

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Corporate Plan Output: Road Network Planning	

The purpose of this report is to inform the new Board of the current status of planning for a proposed link road between Sawyers Arms Road and Langdons Road. It also seeks Council's formal agreement for an extension of a contract previously entered into between the Council and the owners of Northlands Mall.

In June 1997 a meeting was held between representatives of Shirley/Papanui Community Board, Council staff, Ministry of Education, Ministry of Land Information, Northlands Shopping Centre (Kiwi Property Management Ltd- KPML) and Papanui High School. This meeting had been organised for all interested parties to discuss the feasibility of a new link between Sawyers Arms Road and Langdons Road. The Board and Council's City Services Committee subsequently supported the idea of the link if the Council was not committed to providing funding for its construction.

The proposed road link would run along the western boundary of the Northlands property and cross portions of Papanui High School land (see attached plan). It would provide another access to the Northlands Mall and to Papanui High School and incorporate a shared cycle/pedestrian path to service the school.

In 1998 the Northlands representatives also requested the stopping of Sissons Road to provide for better utilisation of their site, rather than being split by the road as is presently the situation. A traffic impact assessment was undertaken to determine the effects of both the link road and stopping of Sissons Road on the wider road network. This technical report showed that with the construction of the link road there were benefits to the road network and it would result in a lessening of congestion on Main North Road.

In February 1999, with the agreement of the adjacent landowners, the Board and Council agreed to the stopping of Sissons Road under the Public Works Act 1981. Sissons Road was due for reconstruction and the stopping removed the need for this work to be undertaken by the Council. Subsequently, Council resolved to dispose of all Sissons Road as the land was not required for road purposes. The Board at this time endorsed in principle that the name "Sissons Drive" be applied to the new link road.

In June 2000, an agreement was signed between the Council and KPML in accordance with a resolution of Council in April 2000. This agreement provided for the cost of the design, supervision and construction of the link to be funded by Northlands Retail Precinct Ltd and managed by the City Streets Unit. On completion of the road it will be vested with the Council as legal road or as a service lane. This agreement was subject to the stopping of Sissons Road, the sale of the land to Northlands, an appropriate road design for the link road and a further contribution by KPML towards traffic mitigation works in the vicinity of the Mall.

The agreement between Council and KPML provided for a portion of stopped road to be transferred at valuation price to the adjoining owners pursuant to Section 345(1)(a)(i) of the Local Government Act. Since that agreement was signed, discussions between Kiwi Property Management, Papanui High School and Ministry of Education to negotiate the required land purchase agreements have taken longer than originally anticipated, but we have recently been advised that there is now agreement among these parties. However, because of the requirements of the Local Government Act, the agreement between Council and KPML was for a period of six months only. Following discussion between the City Streets Unit, Papanui School and KPML, minor modifications have also subsequently been made to the design of the link road and the attached plan illustrates the current proposal agreed to between these parties.

Recommendation:

1. That the Board continue to endorse the principle of the proposed link road as shown on the attached plan.
2. That the Board confirm that the name "Sissons Drive" should be applied to the road on vesting with the Council.
3. That the agreement entered into by Council and KPML in June 2000 be extended until 30 June 2002.