

10. PARCELS OF SURPLUS LAND FOR DISPOSAL: CLIFTON TERRACE AND MAIN ROAD

Officer responsible City Streets Manager	Author Weng-Kei Chen, Asset Policy Engineer City Streets, DDI 941 8655
--	--

The purpose of this report is to seek the Board's approval in principle to commence road stopping procedures for parcels of road land outside:

1. 59 Clifton Terrace as indicated on Plan SM 1223 attached.
2. 272 Main Road as indicated on Plan SM 1207 attached.

These two parcels of road land are surplus to roading requirements. (Refer also to clause 16.1 and 16.2).

BACKGROUND

1. Part of Clifton Terrace – 59 Clifton Terrace (SM 1223)

Clifton Terrace is a typical collector hill road with roadway widths varying from seven metres to 9 metres with a formed footpath and various vehicle parking bays.

This small parcel of legal road has been maintained by the property owners and is below the roadway. The terrain is steep along the frontage and a two metre high retaining wall was constructed in 1993 to support the roadway and footpath. The roadworks at that time were the major upgrade of the road and it is unlikely this road land is required for further roading works. The vegetation on the small parcel of road land has little significance to the road environment and accordingly the stopping of this parcel of road land is recommended.

2. Part of Main Road – 272 Main Road (SM 1207)

Main Road is a minor arterial route, however due to the difference of elevation of 14 metres and 10 metres away from the roadway, this parcel of road land will have little influence to the future shape and width of the roadway. The land is occupied by the owner of 272 Main Road with part of the house foundation and retaining wall on legal road.

The front foundation of the house and a dry stone wall were built by the original owners on legal road. This information was noticed when a resource consent was applied for extending the dwelling. The land that the retaining wall retains is the only flat outdoor living space available to the owners. The stopping of the parcel of road land will allow certainty and formalise the ownership of land occupied. This portion of road land is not accessible to general public and stopping of this portion of road will not disadvantage foot accesses to neighbouring properties. Accordingly the stopping of this parcel of road land is recommended.

Staff

Recommendation: That the Board approve in principle the commencement of road stopping procedures for the following parcels of road:

1. Part of Clifton Terrace outside 59 Clifton Terrace as indicated on Plan SM 1223.
2. Part of Main Road outside 272 Main Road as indicated on Plan SM 1207.

Chairperson's

Recommendation: For discussion.