

11. PROPOSED PEDESTRIAN AIRBRIDGE, BALCONY AND ROAD UPGRADING AT ROTHERHAM STREET

Officer responsible
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The purpose of this report is to seek Board's recommendation to Council for the approval in principle for intrusion to Rotherham Street airspace for the purpose of the construction of:

- i. a 4.0 m wide pedestrian airbridge across Rotherham Street,
- ii. a 2.8 m wide balcony overhanging 2.0 m along Rotherham Street.

Both of these intrusions are as indicated on Plan 1. In addition this report also seeks the Board's approval for the upgrading of Rotherham Street between Riccarton Road and Dilworth Street.

Prior to the Board considering this report Westfield NZ Ltd's representatives will outline the Board members on Westfield Riccarton's development and there will be additional plans at the presentation.

BACKGROUND

The Council has granted resource consents to Westfield NZ Ltd to the various stages of its development in Westfield Riccarton. These consents will allow the development to occur from Division Street to Clarence Street and it is anticipated the project will be completed by November 2004.

The proposal from Westfield NZ Ltd that impacts on existing Council road assets are:

- i. Intrusion to Rotherham Street airspace and
- ii. Upgrading of Rotherham Street.

A positive consideration on these roading assets from the Board will enable the relevant staff to give input into the construction plans and commence negotiation appropriate leases with Westfield NZ Ltd.

i. **Intrusion to Rotherham Street Airspace**

Two structures are being proposed:

a. *Pedestrian Airbridge*

The proposal is to construct a 4.0 m pedestrian airbridge across Rotherham Street and this is to connect the two upper floor parking facilities of the development. The airbridge is designed to provide adequate weather protection with safety features for a pedestrian bridge 5.5 m above road level. Council staff have had several discussions with Westfield representatives and are supportive of the concept. The bridge will provide a convenient access for users of the upper deck carparks and is consistent to the principles adopted by Council for policies on Airspace over Public Roads adopted in May 1999.

b. *Balcony Along Rotherham Street*

The airspace intrusion is for an area approximately 2.8 m wide and 20 m in length and is 3.7 m above the footpath level. The intrusion is very similar to the intrusion of canopy or veranda along a shopping precinct. The balcony provides a small outdoor space for the activity on the 1st floor. Urban Design Team is supportive of the idea. The balcony will create a more desirable outcome to an otherwise a continuous building wall along the road boundary and provide for overlooking of the street.

For the proposal to proceed to design and construction stage requires a positive consideration from the Board.

ii. **Upgrading of Rotherham Street Between Dilworth and Riccarton**

Concept plans for the upgrading was circulated to the nearby residents and business community in April 2003 seeking their views. Seven submissions were received with comments on pedestrian safety and footpath width and these issues will be taken into account at the design stage.

An indicative plan is attached outlining the work to be carried out. This proposal is very much similar to the concepts that were circulated when seeking community views. Traffic management works will be incorporated in the design of the upgrading work to enable a safer living environment.

The approval of the Board is sought to enable the design and construction to proceed. Source funding for the upgrading works are from Westfield NZ Ltd and City Streets' subdivision works.

Staff

- Recommendation:**
1. That the Board recommends to the Council for the approval in principle, for the intrusion to Rotherham Street 's airspace for the purpose of the construction of:
 - a. a 4.0 m wide pedestrian airbridge across Rotherham Street
 - b. a 2.8 m wide balcony overhanging 20.0 m along Rotherham Street

and are subject to:

- a. Visual and shading effect and materials used for both structures are to the satisfaction of Council's Urban Design and Road Teams.
- b. A satisfactory airspace lease negotiated by the Facility Assets Manager.

Both these intrusions are indicated on Plan 1.

2. That the Board approves the upgrading of Rotherham Street between Riccarton and Dilworth Streets.

Chairman's

- Recommendation:** That the officer's recommendations be adopted.