

7. NGAIO STREET – GAMBLINS ROAD TO END

Officer responsible Asset Management Team Leader	Author Lorraine Wilmshurst, DDI 941- 8662
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The purpose of this report is to seek Board approval to consult with the community on the proposal to renew the kerb and channel, footpaths and grass berms in Ngaio Street from Gamblins Road to the end (attached).

BACKGROUND

Ngaio street is a local road running from Gamblins Road south through Koromiko Street and finishing in a cul-de-sac. The kerb to kerb width is 14 metres, with grass berms and large trees on the carriageway side of the kerbs giving an effective carriageway width between seal edges of 7.5 metres. It is programmed for kerb and channel renewal in 2004/05.

DISCUSSION

The proposal for Ngaio Street is for the new kerb and channel to be placed outside the existing trees. This will create a street with a 7 metre carriageway. The position of carriageway has been determined by the services in the street – water main and a Telecom hessian cable. This is below the minimum requirement in the City Plan, so a resource consent will be required.

The 7 metre carriageway will restrict parking in the street. If vehicles were parked both sides of the street the carriageway would be reduced to one-way. A stopping restriction could be placed down one side of the street, but the Project Team felt that this was not appropriate without some consultation with the community.

Two options were considered for the cul-de-sac end of the street, one being a hammerhead type turning area using the driveways. However, this meant there was little scope for landscaping. By placing a 14 metres turning circle at the end of the street, this will create an area for landscaping.

The drainage issues at the cul-de-sac end of the street have been looked at and some large pipes are to be placed in the street from Koromiko Street south.

At the Koromiko Street intersection, Koromiko Street is to be narrowed to 7 metres to highlight the intersection and reduce speeds through it. The threshold at Gamblins Road is to be altered and the kerbing redone.

The grass berm next to the property boundary has been retained, giving a street profile of 1.25m to 1.4m berm against the properties, then a 1.65m footpath, with a 4.3m grass berm on the east side and a 2.4m berm on the west side of the street.

As part of the street assessment, the arborist has inspected the trees. Fourteen trees are in poor condition and have a life expectancy of three to five years, 18 trees are in a fair condition and have a life expectancy of 10 to 15 years, and five are in good condition. The 14 existing trees in poor condition will be removed prior to construction starting and will be replaced with advanced nursery stock.

CONCLUSION

The proposal has not yet been communicated to the wider community. The next stage will be to communicate the proposal to all property owners and residents by the delivery or mailing of a publicity leaflet.

Staff

Recommendation: That the proposal for Ngaio Street from Gamblins Road to the end be approved for public consultation.

Chairperson's

Recommendation: That the staff recommendation be supported.