

## 8. BECKENHAM SHOPPING COMPLEX OF 140 COLOMBO STREET



<b>General Manager responsible:</b>	General Manager, Regulation & Democracy Services, DDI 941-8462
<b>Officer responsible:</b>	Environmental Policy & Approvals Manager
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### PURPOSE OF REPORT

1. The purpose of this report is for the Spreydon/Heathcote Community Board to recommend to the Council to determine the following:
  - (a) The results of consultation around possible changes to alter the exit/entry off Tennyson Street and removal of parking on Tennyson Street.
  - (b) The possible impact on bus lanes in Colombo Street following improvements.
  - (c) The additional information around the advice from staff to the centre developer regarding the initial application.
  - (d) The written indication from the developer regarding his position in relation to the changes.
  - (e) The options for funding the necessary improvements.

### EXECUTIVE SUMMARY

2. The findings on the above issues are (also refer to **Attachment 1**):
  - (a) Majority of the business owners and staff surrounding the site and at the Beckenham Shopping Complex supported the two-way crossing on Tennyson Street.
  - (b) The proposed two-way crossing on the Tennyson Street frontage will improve the bus lanes operation on Colombo Street.
  - (c) Given the constraint of the site and the amount of non-compliances involved with development at the time, Council staff encouraged the centre developer to provide a left-in and left-out access (on Colombo Street) regarding the initial application.
  - (d) The developer has written to the Council regarding his support in relation to the proposed changes, but all costs of the project are borne to the Council.
  - (e) The options for funding the necessary improvements were discussed by the Board at the 30 April 2010 workshop and will need to be discussed with the Council.

### Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

3. Not budgeted for in the LTCCP.

### LEGAL CONSIDERATIONS

4. The proposed two way access on the Tennyson Street frontage will require a resource consent to be processed under the Resource Management Act.

### Have you considered the legal implications of the issue under consideration?

5. Yes. As above a resource consent will be required for the changes.

### ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

6. Not applicable.

**Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?**

7. Not applicable. Yes the level of service that the Council is involved with is outlined on Page 89 of LTCCP.

**ALIGNMENT WITH STRATEGIES**

8. Not applicable.

**Do the recommendations align with the Council's strategies?**

9. Not applicable.

**CONSULTATION FULFILMENT**

10. Council staff visited 21 shops in the Beckenham Shopping area including business owners in the new Colombo Street/Tennyson Street shopping complex. Business owners were asked to provide their opinion about a proposal for the Tennyson Street exit which would be widened to allow an entrance and an exit and the resulting loss of three car parks.
11. Twenty-one responses were received, of which seventeen responses were in support of the proposal, four responses did not support the proposal.
12. Key issues raised were:
- (a) Loss of three car parks.
  - (b) Possible new traffic issues that maybe created by a new entrance off Tennyson Street.
  - (c) A request for better signage at the exit point onto Tennyson Street.
  - (d) Concern about having two lots of traffic queuing to turn right from Tennyson Street (one into the complex and one into Colombo Street).

**STAFF CONCLUSIONS**

13. It is concluded that:
- (a) The proposed two-way crossing on the Tennyson Street frontage will improve the bus lanes operation on Colombo Street.
  - (b) An entry on Tennyson Street at the Beckenham Shopping Complex will improve the overall road environment on the section of Colombo Street (between Tennyson Street and Strickland Street).
  - (c) A left-turn deceleration lane will need to be provided for the two-way crossing on the north side of the Tennyson Street access. "No Parking Zone" (ie. yellow 'no stopping' lines) will need to be marked alongside the deceleration lane, starting from the Colombo Street and Tennyson Street intersection.
  - (d) No painted median be included on Tennyson Street as it will not comply with MOTSAM standards and there is not sufficient road space on the carriageway.

#### **STAFF NOTE**

At the Spreydon/Heathcote Community Board meeting of 20 April 2010 the Board resolved as follows:

To request that staff provide a report for the 18 May 2010 Spreydon/Heathcote Community Board meeting in relation to the Beckenham shopping complex located at 140 Colombo Street containing the following information:

- (a) Results of consultation around possible changes to alter the exit/entry off Tennyson Street and removal of parking on Tennyson Street.
- (b) Possible impact on bus lanes in Colombo Street following improvements.
- (c) Additional information around the advice from staff to the centre developer regarding the initial application.
- (d) Written indication from the developer regarding his position in relation to the changes.
- (e) Options for funding the necessary improvements.

The Board further **resolved** that the Board would contribute \$5,000 from Spreydon/Heathcote Community Board funding towards the construction of improvements related to the exit/entry on Tennyson Street, subject to the balance being funded by the Council and/or the developer.

The Spreydon/Heathcote Community Board will not fund any of the resource consent costs.

#### **STAFF RECOMMENDATION**

That the Spreydon/Heathcote Community Board recommend to the Council to give consideration to the Colombo Street/Tennyson Street traffic improvements referred to in this report as part of the 2011 Annual Plan.

#### **CHAIRPERSONS RECOMMENDATION**

For discussion.

#### **THE OBJECTIVE**

- 15. To determine and investigate the five issues stated in paragraph 1 (Purpose of the report).

#### **THE OPTION**

- 16. Two-way vehicular crossing on Tennyson Street frontage for Beckenham Shopping Complex.
- 17. The existing one-way exit at the Tennyson Street frontage of the Beckenham Shopping Complex to remain.