

1. **SHOPPING COMPLEX DEVELOPMENT AT CHAPPIE PLACE
SURPLUS ROAD LAND**

Officer responsible Asset Management Team Leader	Author Weng-Kei Chen, DDI 941 8655
--	--

The purpose of this report is to outline the development at Chappie Place and the changes that will be required in the roading environment. The roadway at the end of Chappie Place will have a very different function and hence this report also seeks approval to commence the road stopping process to part of Chappie Place as indicated on Plan SM 1279-02.

BACKGROUND

Resource consent was granted in August 2003 for stage 1 which consisted of a supermarket and other retail buildings. Stage 2 is for Building 4 and resource consent is currently being processed by Council staff.

Initial advice from planning staff is that the 704 car parks indicated in the original application will be in excess of the City Plan requirements.

The major roading issue is the installation of 37 car parks on Chappie Place as indicated on Plan A1. These car parking spaces are along the entranceway to the main car parks and do not serve an important road network function. These facilities have more direct benefit to the complex and it is more desirable that this section of road be managed by the shopping complex and for this reason it is more appropriate for the Council to declare this portion of road land surplus to roading needs. To satisfy the community needs it is essential that a cul-de-sac of 12 m radius be constructed at the end of the straight section of the road. It is proposed that the construction of this cul-de-sac to the Council's satisfaction be a condition of the disposal of the surplus road land.

Recommendation: That the Council commence road stopping procedures to stop part of Chappie Place as indicated on Plan SM1279-02.

(Paddy Austin declared an interest in this issue and withdrew from the discussion and voting thereon.)