



STAFF REPORT

TO: Environment & Planning Subcommittee

FROM: Pauline Webby, Consent Planner - Subdivision

REFERENCE: RM080584

SUBJECT: **P E and P R SMALE - REPORT EP08/11/15** - Report prepared for hearing of 10 November 2008

1. INTRODUCTION

The above application was for the subdivision of Lot 2 DP374788 into two allotments, creating one allotment with an area of 1620 square metres containing an existing shed and a second allotment with the balance area of 1.05 hectares and the existing house, garage and sheds.

2. SUBDIVISION APPLICATION

The site at 22 Atkins Street has a road frontage boundary that is stepped out a further 2.5 metres than the adjacent property boundaries to the north. See Appendix A for RM080584 Subdivision Plan.

As part of the subdivision consent process Council has sought to regularise this boundary frontage and therefore in accordance with the assessment criteria for subdivision as set out in Schedule 16.3 B (i) of the Tasman Resource Management Plan, condition 16 (set out below) of resource consent RM080584 required this 2.5 metre wide strip along the frontage of Lot 1 to be vested as road. Council has indicated that compensation for this land would be payable. The Council Development Engineer's report is attached and outlines the reasoning for this condition.

3. RELEVANT ASSESSMENT CRITERIA

Schedule 16.3B (i)

“Except in the Rural 3 Zone and in the Services Contribution Area, where any land to be subdivided has frontage to any existing road that is not constructed to the standards set out in Chapter 18.10 for the relevant level of the existing road in the Road Hierarchy, the road along the frontage adjoining the land to be subdivided is formed and upgraded by the developer to the standards of road widths, kerb and channelling and associated drainage attributable to the subdivision, berm, footpath, crossings and street lighting specified in Chapter 18.10.”

4. **CONDITION 16 of RM080584**

Land to Vest with Tasman District Council

16 An approximately 2.5 metre wide strip along the Atkins Street frontage on Lot 2 DP 374788 shall vest in Tasman District Council as road.

Advice Note:

Council's Property Manager should be contacted in relation to compensation payable for this strip of land.

The width of the strip to be vested should accurately be determined at the time of the Section 223 survey plan. This width should be sufficient to allow Lot 2 DP 374788 Atkins Street frontage to match the adjoining property boundary to the north along the Atkins Street frontage.

5. **RECOMMENDATION**

I consider the condition reasonable for the reasons outlined by Council's Development Engineer and recommend the condition is retained.



Pauline Webby
Consent Planner - Subdivision

TO: Environment & Planning Subcommittee
FROM: Dugald Ley, Development Engineer
DATE: 26 August 2008
REFERENCE: RM080584
SUBJECT: **SMALE – SUBDIVISION, 22 ATKINS STREET, MOTUEKA – TWO LOTS, AREA TO VEST AS ROAD ALONG FRONTAGE – 150m²**

1. INTRODUCTION

The above application is to subdivide a 12,120m² property into two lots with the front lot being 1620m². The property fronts Atkins Street and the plans show that adjacent properties have been “stepped back” to create a wider road reserve.

2. BACKGROUND

This area of Motueka has progressively been developed over the years with a recent subdivision of Parkerfield Place. The applicant’s property is one of a small number of remaining larger blocks in this residential zone that has the potential for future subdivision.

Atkins Street provides a link between Poole Street and Parker Street and is used at times by traffic endeavouring to bypass the town centre, ie via Queen Victoria Street and Parker Street.

Atkins Street is classed as a collector road in Council’s hierarchy and is approximately 7.0 metres kerb-to-kerb, ie two moving lanes and one parking lane. It carries approximately 400-500 vehicles per day. The existing legal width at the property frontage is approximately 12.5 metres and one footpath is presently on the eastern side of the road. To the north the road reserve enlarges to approximately 15.0 metres wide.

Council’s standard for a collector road requires a 13.0 metre carriageway, ie 2 x 3.0 metre moving lanes, 2 x 2.0 metre parking lanes and 2 x 1.5 metre cycle lanes together with a footpath on each side of the carriageway. Clearly the existing design falls well short of the Council standard as set out in the TRMP.

Of note, the recently cycling and walking strategy workshop suggests that an increasing number of ratepayers require safe walking and cycling pathways as these activities become increasingly popular. It is evident that streets of this nature should be retro-fitted with footpaths on both sides of the road and that cycleways be encouraged to be located “off road” so that cyclists, especially children, can travel safely.

When subdivision, and therefore growth occurs, Council takes the opportunity to reassess its infrastructure. In this regard its view is that the road is under-sized (this is similar to a pipe where any increased flow will overload the system). In regard to Atkins Street it is deemed that increased width is required to accommodate a new footpath/cycleway, grass berms, and landscaping width on the applicant's side of Atkins Street. Engineering therefore request that a 2.5 metre width (to line up with previous road to vest land acquisitions) be requested for use as road reserve. It is also appropriate to acquire this road reserve now as Council will only be required to deal with one owner, rather than several owners in the future.

The area to vest is approximately 2.5 metres x 60.3 metres = 150 m² and Council is prepared to purchase this area at an agreed valuation.

3. SUMMARY

It is my view that road widening is appropriate as a condition of consent due to growth from the subdivision development. We formally offer to compensate for the land area to be vested as road reserve at an agreed valuation.

Dugald Ley
Development Engineer

APPENDIX A
Plan for RM080854

