

ORDINARY MEETING

OF

REGULATORY PROCESSES COMMITTEE

AGENDA

Time: 1.00pm
Date: Thursday, 27 November 2014
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

MEMBERSHIP

Mayor Wade-Brown

Councillor Ahipene-Mercer (Chair)
Councillor Foster
Councillor Lee
Councillor Pannett
Councillor Sparrow

Have your say!

You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 803-8334, emailing public.participation@wcc.govt.nz or writing to Democratic Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number and the issue you would like to talk about.

AREA OF FOCUS

The Regulatory Processes Committee has responsibility for overseeing Council's regulatory functions.

Quorum: 3 members

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1 Meeting Conduct

1.1 Apologies

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

1.2 Conflict of Interest Declarations

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

1.3 Confirmation of Minutes

The minutes of the meeting held on 16 October 2014 will be put to the Regulatory Processes Committee for confirmation.

1.4 Public Participation

A maximum of 60 minutes is set aside for public participation at the commencement of any meeting of the Council or committee that is open to the public. Under Standing Order 3.23.3 a written, oral or electronic application to address the meeting setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the meeting concerned, and subsequently approved by the Chairperson.

1.5 Items not on the Agenda

The Chairperson will give notice of items not on the agenda as follows:

Matters Requiring Urgent Attention as Determined by Resolution of the Regulatory Processes Committee.

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

Minor Matters relating to the General Business of the Regulatory Processes Committee.

No resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Regulatory Processes Committee for further discussion.

2. General Business

DEVELOPMENT CONTRIBUTION REMISSION REPORT FOR 15 HUNGERFORD ROAD

Purpose

1. The purpose of this report is to evaluate the development contribution fee remission application received from John Harding (owner) for the construction of a studio adjacent to the existing house at 15 Hungerford Road, Lyall Bay.

Summary

2. This is a residential development as defined under the Development Contributions Policy ("the Policy"). As the development contribution self-assessment process does not apply to residential developments this application for remission has been referred directly to the Regulatory Processes Committee for a decision.
3. The Policy allows for the Council to remit development contributions at its absolute discretion upon consideration of a remission application.
4. The owner has made an application for remission in respect of the development contributions assessment of \$3,985.56 for a studio at 15 Hungerford Road, Lyall Bay.
5. Under the Policy, the development constitutes an additional household unit and accordingly a development contribution is applicable. The application contends that the studio will only be used by visiting family members (and as a studio for screen printing) and therefore the development contribution should be remitted.
6. Officers reject this argument on the basis that the two distinct household units will create a potential increase in demand on infrastructure and this is the basis on which development fees are calculated under the policy.

Recommendations

That the Regulatory Processes Committee:

1. Receive the information.
2. Agree to decline the application for a remission of development contributions and confirm the development contribution of \$3,985.56 (GST inclusive) payable by the owner.

Background

Proposal

7. The proposal is to build a new studio adjacent to the existing house. The studio will have a bathroom, double bed and two bunks for children. The owners would like to add additional plumbing to allow for another sink in the studio. This will make the studio self-contained and as such is liable for development contributions.

The Policy

8. The building consent was lodged with the Council on 29 August 2014. The remission application has, therefore, been assessed under the 2014 Development Contributions Policy.
9. The Committee will only consider exercising its discretion upon consideration of a remission application as described under 2.6 below.
 - 2.6.1 *The Council may postpone payment or grant a remission on development contributions at its complete discretion.*
 - 2.6.2 *Applications made under this part will be considered on their own merits and any previous decisions of the Council will not be regarded as creating precedent or expectations.*
 - 2.6.3 *An application for remission must be made before any development contributions payment is made to the Council. The Council will not allow remissions retrospectively.*
 - 2.6.4 *An application must be made in writing and set out the reasons for the request*
10. The Policy provides that any proposal associated with an application for building consent, resource consent or service connection lodged on or after 1 July 2005, will be required to pay a contribution under the Policy (see clause 1.4.2 of the Policy).
11. In terms of the Policy residential development is assessed on the basis of the number of equivalent household units (EHUs) created by the development. The Policy allows for one bedroom units or less to be assessed as 0.7 of an EHU.
12. The addition of the studio increases the current number of EHU's from 1 to 1.7 EHUs.

Discussion

The Remission Application

13. The owner's argument for a remission of development contributions is that the studio will be used by visiting family members. It is not their intention to create a self-contained unit.
14. The studio will also be used as a screen printing studio.
15. The owner has stated that the extra sink would be convenient, but is not essential, for tea making and for making up bottles and meals for current and future infants. It would also be very helpful for screen printing.
16. On this basis, the owner argues for remission of the entire development contribution of \$3,985.56.

Officers Assessment

17. The Policy states that a household unit is defined as a home or residence that is a self-contained unit, includes kitchen and bathroom facilities of any nature and is physically separated, or capable of being separated, from any other household unit.
18. With the installation of the extra sink the studio becomes a self-contained additional household unit.
19. The Council cannot guarantee that the studio will only be used by visitors as there is nothing to stop the studio from being rented out or occupied as a separate unit at any time. The development contribution calculated under the policy reflects the fact that the

development has created potential demand for growth related infrastructure investment and it is on the basis of this potential that the development contribution is calculated.

20. While the owner advises that the current intention is not to occupy the studio unit, this does not negate the potential demand that has been created by the new studio unit.
21. Council officers recommend that the Committee decline the application for a remission of development contribution payable in relation to 15 Hungerford Road, and that the owner be invoiced a final development contribution fee of \$3,889.56.

Options

22. The Policy enables remissions of development contributions to be granted at the Council's discretion and states that these decisions will not be regarded as creating precedent or expectations.

Next Actions

23. The Committee is to notify Council officers of their decision and the owner will be invoiced accordingly.

Attachments

Attachment 1. DC Remission Application Form for 15 Hungerford Road

Page 11

Author	Nicole Tydda, Manager Cust Serv & BusSupport
Authoriser	Anthony Wilson, Chief Asset Officer

SUPPORTING INFORMATION

Consultation and Engagement

a) General Consultation

As part of the remission process, the applicant has been provided with a copy of this report for their information.

b) Consultation with Maori

This report has no direct impact on iwi so consultation was not conducted.

Treaty of Waitangi considerations

This report has no direct impact on iwi.

Financial implications

The Committee decision has implications for the LTP and financial impacts where the cost of the growth-related portion of infrastructure development is paid for by those generating the additional demand on infrastructure. There is an expectation that development contributions will fund infrastructure.

Policy and legislative implications

This report is consistent with the Development Contributions Policy and with all other existing policies of the Council.

Risks / legal

The Council's lawyers have not been consulted during the development of this report

Climate Change impact and considerations

This report has no direct impact on climate change.

Communications Plan

There is no communication plan.

15 Hungerford Road
Lyall Bay
Wellington
6 November 2014

Nicole Tydda
Manager, Development Contributions
City Planning and Design
Wellington City Council
PO Box 2199
Wellington

Dear Nichole,

Re: Development Contribution Assessment, Consent Application SR 314566

We have been granted building consent to construct a 48m² family studio building adjacent to and 2.6m from our existing house. This studio is intended to provide occasional overflow accommodation when needed for our 4 adult children, their partners and their children (our grandchildren), all of whom live out of Wellington. It will also provide a separate studio space for my wife to carry out her screen printing, which she intends to take up again when she retires. We hope to start building the studio before Christmas.

Our house currently has two bedrooms and a study, therefore we struggle to accommodate everyone when the family comes home together, as they will again this Christmas. Our 37 year old eldest daughter Emma, her husband and two children will use the downstairs bedroom, with 11 months old Lulu in a cot in the bathroom and 3 year old Pippi on a camp stretcher in the utility room. Our 35 year old son will sleep in the garage, our 30 year old second daughter will sleep on a window seat in the joint family room/kitchen and our 28 year old youngest daughter and her partner will sleep in my study. The house will be full, hence the new studio, which will have a double bed, two bunks for children and a window seat to provide good short term accommodation for a small family.

Jane Tam's letter of 10 September 2014 advises that we will have to pay the WCC a \$4,000 development contribution, equivalent to 70 % of that for a new house. We understand that this is because:

- a. it is a separate structure, and
- b. we have allowed for a future sink in the new building.

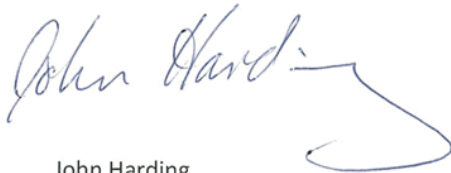
I understand that if the studio was an extension to our house there would be no development contribution. Our architect attempted to connect the studio to the house, which would have been better because our site overlooks Cook Strait and is very exposed to southerly gales. However as you would see if you come and look for yourself there is no easy and cost effective

way to do this, hence the separation. We will look at adding a future high fence and covered connecting walkway if experience shows that it is needed.

A sink would be convenient, but not essential, for tea making and for making up bottles and meals for current and for future infants. It would also be very helpful for screen printing.

I understand that Council has discretion to reconsider a development contribution. I submit that in this case reconsideration is justified, for the reasons I have outlined.

Yours sincerely,

A handwritten signature in blue ink that reads "John Harding". The signature is written in a cursive style with a long, sweeping tail that loops back under the name.

John Harding

ROAD CLOSURES

Purpose

1. To seek approval of the Regulatory Processes Committee for the temporary closure of roads in Wellington City for events.

Summary

2. The Wellington City Council has received an application from each of the event organisers for approval of the:
 - Northern Festival
 - Rugby Sevens Road Closure
 - Wellington Chinese New Year Parade
 - Rugby Sevens Street Parade
 - Wellington Night Market.

Recommendations

That the Regulatory Processes Committee:

1. Receive the information.
2. Note that recommendations in this report should not be amended without first carrying out further consultation with affected parties and verification from the Council's Traffic engineer that the amendment is not likely to cause unreasonable impact on traffic.
3. Agree to close the following roads for the above events to vehicles only, subject to the conditions listed in the Proposed Temporary Road Closure Impact Report:
 - For the Northern Festival and Christmas Parade (Saturday 6 December 2014):
 - Wanaka Street (6am to 4pm)
 - Dr Taylor Terrace (6am to 1.30pm)
 - Moorefield Road (10.45am to 12.30pm, between Haumia Street and Johnsonville Road roundabouts)
 - Moorefield Road (11am to 12.30pm, between Johnsonville Road and Middleton Road roundabouts)
 - Rotoiti Street (11am to 12.30pm, closed to through traffic)
 - Broderick Road (11am to 12.30pm, between Phillip Street and Johnsonville Road)
 - Johnsonville Road (11am to 12.30pm, between Fraser Avenue and Moorefield Road)
 - Frankmoore Avenue (11am to 12.30pm, between Earp Street and Moorefield Road).
 - For Rugby Sevens Street Closure (4.30pm Saturday 7 February 2015 to 6am Sunday 8 February 2015):
 - Courtenay Place (between Taranaki Street and Cambridge Street)
 - Blair Street (between Courtenay Place and Wakefield Street – limited resident access)
 - Allen Street (between Courtenay Place and Wakefield Street – limited resident access)
 - Tory Street (between Wakefield and Tennyson Streets, including Holland

- Street and Forresters Lane – limited resident access)
- Taranaki Street (between Wakefield and Ghuznee Streets, including York Street, Lukes and Halleys Lanes – limited resident access)
- Inglewood Place (between Taranaki and Dixon Streets - limited access to Tournament parking facility available)
- Dixon Street (between Taranaki and Victoria Streets, including Christeson Lane)
- Manners Street (between Taranaki and Victoria Streets)
- Cuba Street (between Manners and Wakefield Street).
- For Wellington Chinese New Year Parade (9am to 2.30pm, 15 February 2015):
 - Tennyson Street (between Tory Street and Cambridge Terrace).
- For Sevens Street Parade assembly (7am to 1.30pm, 5 February 2015):
 - Ballance Street (between Stout Street and Lambton Quay)
 - Stout Street (between Lambton Quay and Ballance Street).
- For Sevens Street Parade (12.15 to 1.30pm, 5 February 2015):
 - Lambton Quay (between Whitmore Street and Willis Street)
 - Willis Street (between Lambton Quay, Willeston Street intersection and Manners St)
 - Mercer Street (between Willis Street and Victoria Street)
 - Victoria Street (between Harris Street and Mercer Street)
 - Wakefield Street (northern side between Victoria Street and Cuba Street).
- Wellington Night Market (2 to 11pm, 31 January 2015 to 27 June 2015 on Saturdays)
 - Cuba Street (between Manners Street and Wakefield Street).

Background

3. The Council receives numerous requests throughout the year for public roads to be closed for events. These requests are processed and a detailed traffic impact report is prepared for each as attached. This report to the Committee has been prepared, in accordance with the procedures that were approved by the Committee on 15 December 2010.
4. Approval is required from the Regulatory Processes Committee to allow the temporary closure of roads in the Wellington District for an event supported by the Wellington City Council. This will ensure that the Wellington City Council is complying with the requirements of the Local Government Act 2002 for the temporary closure of roads within its jurisdiction.

Discussion

5. There are a number of road closure requests for different events being brought to the Committee. All the information is in the impact reports attached:
 - Northern Wellington Festival and Christmas Parade
 - Rugby Sevens Street Closure
 - Wellington Chinese New Year Parade
 - Rugby Sevens Parade
 - Wellington Night Market

Attachments

Attachment 1.	Northern Festival	Page 17
Attachment 2.	Rugby Sevens	Page 22
Attachment 3.	Chinese New Year	Page 26
Attachment 4.	Sevens Parade	Page 30
Attachment 5.	Wellington Night Market	Page 36

Author	Maria Taumaa, Street Activities Coordinator
Authoriser	Anthony Wilson, Chief Asset Officer

SUPPORTING INFORMATION

Consultation and Engagement

Affected stakeholders were notified of the Council's intention to consider the proposed temporary road closures through an advertisement in the Dominion Post. This advertisement requests the public to make submissions on the proposed road closures.

The New Zealand Police and the Ministry of Transport have also been consulted. Any correspondence received in response to the proposed closures has been included in the attached impact report.

Approval of a traffic management plan for the event will address and show how any objections raised are to be managed.

The City Events Team has assessed the proposed events with regard to their contribution towards Council's strategies and policies. The proposed events support the Council's strategy of being the "events capital" and will contribute to the economic success of the city.

Treaty of Waitangi considerations

There are no Treaty of Waitangi implications.

Financial implications

The administration of events is managed under project C481. There are no unforeseen costs associated with these events.

Policy and legislative implications

A Council Traffic Engineer has assessed the proposed closures with regard to the expected impact on traffic. The Traffic Engineer has provided a professional opinion as to whether the resulting impact on traffic is likely to be reasonable or unreasonable.

The proposed closures, if implemented according to an approved traffic management plan and in accordance with specific conditions set by the Traffic Engineer, will enable the safe running of the event and minimise the impact on traffic. If, in the opinion of the Council, the closure may impede or does impede traffic unreasonably, any approval granted by the Council may be revoked and the event organiser may be required to open the road at the direction of the Council's Traffic Engineer.

Risks / legal

Nil

Climate Change impact and considerations

N/A

Communications Plan

Road closures will be advertised in the Dominion Post and affected parties will be notified by the event organiser.

PROPOSED TEMPORARY ROAD CLOSURE – IMPACT REPORT

NORTHERN WELLINGTON FESTIVAL & CHRISTMAS PARADE ***SATURDAY 6 DECEMBER 2014***

1. Description of Event

The Northern Wellington Festival (currently in its 19th year) will this year be held on the 6 December 2014. The highlight of the weekend of events is always considered to be the Lions Club of Johnsonville Christmas Parade – proposed this year to be held on Saturday 6 December 2014. This non-profit event is similar to that run in previous years and seeks to bring the community together in an enjoyable pre-Christmas celebration. The event is well supported by the community, including local businesses and the local Police. The Johnsonville Lions Club has a core of very dedicated members, organisers and marshals who put a large amount of un-paid time and effort into this event. The Club has some organisational issues to overcome this year - but plan to push ahead with the planning and permissions process for the parade anyway. The Christmas Parade itself attracts thousands of spectators and involves many local participants and floats. The proposed road closures are required for the parade set-up, the parade itself and for the temporary traffic detour route.

The proposed road closures are:

- **Wanaka Street** (6am to 4pm)
- **Dr Taylor Terrace** (6am to 1:30pm)
- **Moorefield Road** (between Haumia Street and Johnsonville Road roundabouts – 10.45am to 12:30pm)
- **Moorefield Road** (between Johnsonville Road and Middleton Road roundabouts - 11am to 12:30pm)
- **Rotoiti Street** (closed to through traffic - 11am to 12:30pm)
- **Broderick Road** (Phillip Street to Johnsonville Road - 11am to 12:30pm)
- **Johnsonville Road** (from Fraser Avenue intersection to Moorefield Road roundabout – 11am to 12:30pm)
- **Frankmoore Avenue** (between Earp Street and Moorefield Road - 11am to 12:30pm).

No Parking 6.30am to 3pm - Moorefield Road (western side from Wanaka Street to Frankmoore Avenue).

No Parking 7am to 1pm - Bannister Avenue, Broderick Road (Bannister Avenue to Phillip Street), Phillip Street, Frankmoore Avenue (Phillip Street to Earp Street), Earp Street.

Detour Route - Johnsonville Road, Fraser Avenue, Haumia Street, Bannister Avenue, Broderick Road, Phillip Street, Frankmoore Avenue, Earp Street, Ironside Road, Middleton Road and State Highway 1.

The event does cause some disruption to traffic in the area for a period of approximately 2 hours. There are also extensive no parking areas to allow for the traffic detour route, the parade route and the parade set-up. The temporary road closures, no parking areas, detour route and the Parade itself will be managed by a combined team of the local Police, Lions Club marshals, a registered traffic management company and ParkWise wardens. Council officers work with the organisers to identify

areas of the event that need improvement from year to year. Pedestrian access will not be restricted and emergency services will have immediate access to the area if required.

Approved public information signage will be in place well ahead of the event. Residents affected by the road closures, detour and no parking areas will be notified by way of letter drops and notification signage. Buses are diverted and a temporary bus stop will be erected outside the Post Office to replace the Railway Station stop (the same arrangement as previously used).

2. Events (Business Development) Support

The Events Business Unit has no connection with, and no objection to, this event.

3. Proposal Notice and Consultation

The public notice that the Council is proposing to consider this closure was published in the following newspaper:

- Dominion Post Saturday 4 October 2014

The New Zealand Police and the Ministry of Transport have also been consulted with.

4. Objections

There have been NO objections to this closure request.

5. Traffic Impact Assessment

Prior Closures

None of the proposed closures for this event will result in a road being closed for an aggregate of more than 31 days in any year.

Traffic Impact

In the opinion of Stephen Harte Programme Manager Transport Network Development, acting as the Council's Traffic Engineer, the proposed closure, if implemented according to the plans provided, is likely to impede traffic flows on a major route. The proposed conditions below will mitigate some of the expected traffic congestion during the road closures. The expected congestion during the road closures is part of facilitating a public event and ensuring safety for the general public. However, the Council reserves the right to modify this opinion at any time. If, in the opinion of the Council, the closure may or does impede traffic unreasonably, any approval granted by the Regulatory Processes Committee may be revoked and the event organiser may be required to open the road at the direction of a suitably qualified Council officer in charge of traffic.

Conditions:

- The road closures for the parade route only will start at 10:30am and finish at 1:00pm.
- The detour route is to be clearly signed during road closures.
- No public vehicular traffic will be allowed within the road closure area to ensure public safety is not compromised.
- The event organiser will publicise the event via media releases, letter drops and advanced signage to notify the public of the road closures.
- The event organiser is responsible for the ongoing maintenance of the temporary traffic management plan during the road closures.
- The event organiser is responsible for maintaining public safety within the road closure area.
- The event organiser is to work with the public transport operators to provide alternative public transport routes and bus stops.
- The event organiser is to ensure that the emergency services (Police, Fire and Ambulance Services) have been consulted with and that the Traffic Management Plan includes all of their specific requirements.

Signed




Stephen Harte
Programme Manager Transport Network Development

6. Attachments


- Map of proposed closure
- Copy of proposal notice from the newspaper

Prepared By:



Maria Taumaa
Street Activities Coordinator

Endorsed By:



Warrick Dent
Manager City Events



PROPOSAL TO CLOSE ROADS

The Regulatory Process Committee Meeting will meet on 27 November 2014 to consider the following proposed temporary road closures for events:

**Northern Wellington Festival and Christmas Parade
Saturday 6 December, 2014**

Road Closures

Wanaka Street – 6am–4pm
Dr Taylor Terrace – 6am–1.30pm
Moorefield Road – 10.45am–12.30pm, between Haumia Street and Johnsonville Road roundabouts
Moorefield Road – 11am–12.30pm, between Johnsonville Road and Middleton Road roundabouts
Rotoiti Street – 11am–12.30pm, closed to through traffic
Broderick Road – 11am–12.30pm, between Phillip Street and Johnsonville Road
Johnsonville Road – 11am–12.30pm, between Fraser Avenue and Moorefield Road
Frankmoore Avenue – 11am–12.30pm, between Earp Street and Moorefield Road

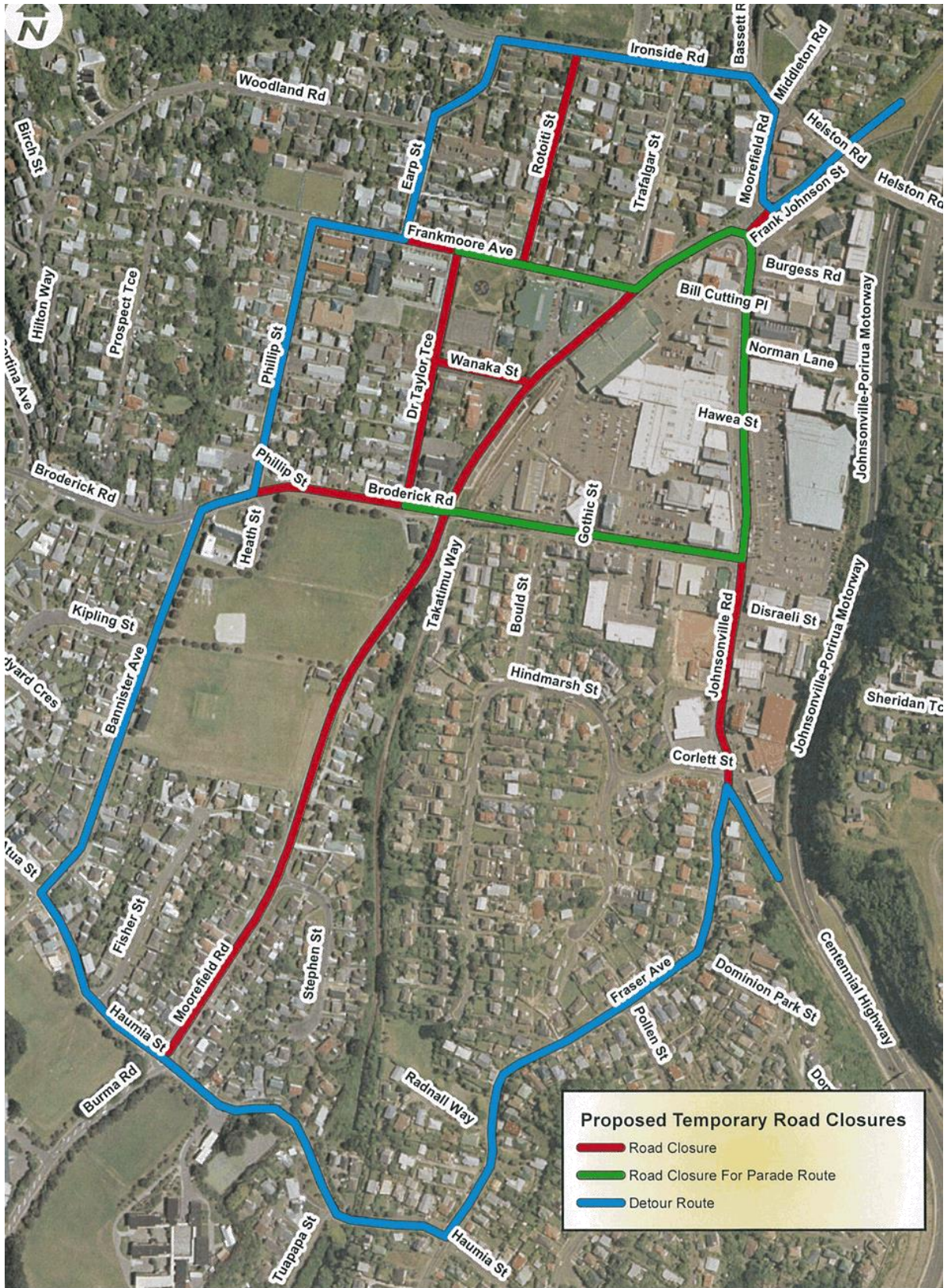
Parking restrictions
6.30am–3pm unless specified

Moorefield Road – western side between Wanaka Street and Frankmoore Avenue
Bannister Avenue
Broderick Road – between Bannister Avenue and Phillip Street
Phillip Street
Frankmoore Avenue – between Phillip Street and Earp Street
Earp Street – 7am–1pm

Christmas Parade detour route: Johnsonville Road, Fraser Avenue, Haumia Street, Bannister Avenue, Broderick Road, Phillip Street, Frankmoore Avenue, Earp Street, Ironside Road, Middleton Road and State Highway 1.

Any person objecting to a proposed road closure must contact the City Council in writing before 4pm, 17 October 2014. Please send correspondence to Maria Taumaa, at mailing address below, by fax to 801 3009 or by email maria.taumaa@wcc.govt.nz

Wellington City Council, 101 Wakefield Street,
PO Box 2199, Wellington 6140 | Wellington.govt.nz



Proposed Temporary Road Closures

- Road Closure
- Road Closure For Parade Route
- Detour Route

**Northern Festival Christmas Parade:
 Temporary Road Closures**

STATEMENT
 boundaries
 information
 WINDS0541/2
 copyright reserved
 0 in urban areas, 0.1m
 0 in rural areas, 0.20m



PROPOSED TEMPORARY ROAD CLOSURE – IMPACT REPORT

RUGBY SEVENS STREET CLOSURE 7 - 8 FEBRUARY 2015

1. Description of Event

Following discussions with the Police and Wellington City Councils City Events Team drawing off the experience of past events and for reasons of public health and safety, the following roads are proposed to be closed surrounding the entertainment areas of the Courtenay Quarter on the final evening of the International Rugby Sevens Tournament from **4.30pm Saturday 7 February 2015 to 6am Sunday 8 February 2015**.

The proposed road closures are:

- **Courtenay Place** (between Taranaki Street and Cambridge Terrace)
- **Blair Street** (between Courtenay Place and Wakefield Street – limited resident access)
- **Allen Street** (between Courtenay Place and Wakefield Street – limited resident access)
- **Tory Street** (between Wakefield and Tennyson Streets, including Holland Street and Forrester's Lane – limited resident access)
- **Taranaki Street** (between Wakefield and Ghuznee Streets, including York Street, Lukes and Halleys Lanes – limited resident access)
- **Inglewood Place** (between Taranaki and Dixon Streets – limited access to Tournament parking facility available)
- **Dixon Street** (between Taranaki and Victoria Streets, including Christeson Lane)
- **Manners Street** (between Taranaki and Victoria Streets)
- **Cuba Street** (between Manners and Wakefield Streets)

The closures will enable safer pedestrian flows in and around entertainment areas and bars on the Saturday evening of the Rugby Sevens Tournament. Pedestrian traffic only will be allowed within the closure area. Additional toilet and rubbish facilities will be provided. Local bars will also be given permission to extend their licensed areas (fenced - similar to the 2011 Rugby World Cup Quarter Finals weekend). The liquor ban that covers public places in the CBD will stay in force though.

Local businesses and residents will receive a letter drop advising them of the event and the road closures. Road closure notification boards will be placed around the outer extent of the closure area at least a week before the event. The closure will also be advertised in the Wellingtonian in the week preceding the event and by media releases.

The event is to be traffic managed by a qualified traffic management company and emergency services will have immediate access to the area if required. Public transport operators will be consulted over the proposed closures and temporary bus stops and detour routes will be implemented.

- The event organiser is to provide marshals at all road closure ends to ensure that public safety (interaction of traffic and spectators) is not compromised and property access options are arranged for affected parties.
- Detour routes are to be provided and clearly signed during the road closure period and included in the approved Traffic Management Plan.
- The event organiser is to work with the public transport operators to provide alternative public transport routes and bus stops.
- The event organiser is to provide further details of the Traffic Management Plan to Council for approval prior to the event.


Signed 

Stephen Harte
Programme Manager Transport Network Development

6. Attachments

- Map of proposed closure
- Copy of proposal notice from the newspaper

Prepared By: 
.....
Maria Taumaa
Street Activities Coordinator

Endorsed By: 
.....
Warrick Dent
Manager City Events

Subscribe online

THE DOMINION POST



PROPOSAL TO CLOSE ROADS

The Regulatory Process Committee Meeting will meet on 27 November 2014 to consider the following temporary road closures for events.

**Rugby Sevens street parade
Thursday 5 February 2015**

Road closures for parade assembly, 7am–1.30pm
Stout Street – between Lambton Quay and Ballance Street – access to Creative New Zealand dockway will be maintained
Ballance Street – between Lambton Quay and Stout Street – access for court vehicles will be maintained

Street Parade, 12.15–1.30pm
Lambton Quay – between Whitmore Street and Willis Street
Willis Street – between Lambton Quay, Willeston Street intersection and Manners Street
Mercer Street – between Willis Street and Victoria Street
Victoria Street – between Harris Street and Mercer Street – including the Mercer Street, Wakefield Street intersection drop-off area
Wakefield Street – northern side between Victoria Street and Cuba Street

**Rugby Sevens street closure
4.30pm Saturday 7– 6am Sunday
8 February 2015**

Courtenay Place – all of Courtenay Place
Blair Street – limited resident access
Allen Street – limited resident access
Tory Street – between Wakefield and Tennyson Street, including Holland Street and Forresters Lane – limited resident access
Taranaki Street – between Wakefield Street and Ghuznee Street, including York Street, Lukes Lane and Halleys lanes – limited resident access
Inglewood Place – between Taranaki Street and Dixon Street – limited access to Tournament Parking facility available
Dixon Street – between Taranaki Street and Victoria Street, including Christeson Lane
Manners Street – between Taranaki Street and Victoria Street
Cuba Street – between Manners Street and Wakefield Street

Any person objecting to a proposed road closure must contact the City Council in writing before 4pm, 31 October 2014. Please send correspondence to Maria Taumaa, at mailing address below, by fax to 801 3009 or by email maria.taumaa@wcc.govt.nz

**Wellington City Council, 101 Wakefield Street,
PO Box 2199, Wellington 6140 | Wellington.govt.nz**



Rugby Sevens Street Closures
4.30pm Saturday 7 February 2015 to 6am Sunday 8 February 2015

Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

MAP PROI
Wellington
101 Wakefield
WELLINGT

PROPOSED TEMPORARY ROAD CLOSURE – IMPACT REPORT

WELLINGTON CHINESE NEW YEAR PARADE 15 FEBRUARY 2015

1. Description of Event

The Chinese New Year Festival run annually since 2002 has five main events this year run during the month of February 2015, The Festival is expected to attract an audience of over 20,000 people. The street parade is a major part of the celebrations and begins at Tennyson Street and culminates at the Taranaki Wharf. Organised by the Asian Events Trust, the organisers do not require a closure for the street parade itself, but do require a safe assembly area for the performers and floats from **9am to 2.30pm on Sunday 15 February 2015.**

The proposed road closure is:

- **Tennyson Street** (between Tory Street and Cambridge Terrace)

The parade is to be carried out on the open road under a temporary traffic management plan - the details of which will be approved by a suitably qualified Council officer in charge of traffic.

Road closure notification signs will be placed at each end of the assembly area at least one week prior to the event. Residents and local businesses will receive a letter drop advising them of the road closure and the parking restrictions. The closure is also to be advertised in the Wellingtonian in the week preceding the parade. The road closure and the street parade are to be traffic managed by a qualified traffic management company. Residents and business owners will have access and emergency services will have immediate access to the area if required.

2. Events Directorate Support

The Chinese New Year celebrations are a significant cultural festival in the city and the parade is now an annual event. This event is supported by Councils' City Events Team.

3. Proposal Notice and Consultation

The public notice advising that the Council is proposing to consider this closure was published in the:

Dominion Post Saturday on 18 October 2014.

The New Zealand Police and the Ministry of Transport have also been consulted with.

4. Objections

There have been NO objections to this closure request.

5. Traffic Impact Assessment

Prior Closures

None of the proposed closures for this event will result in a road being closed for an aggregate of more than 31 days in any year.

Traffic Impact

In the opinion of Stephen Harte Programme Manager Transport Network Development, acting as the Council's Traffic Engineer, the proposed closure, if implemented according to an approved traffic management plan, is not likely to impede traffic unreasonably subject to the conditions listed below. However, the Council reserves the right to modify this opinion at any time. If, in the opinion of the Council, the closure may or does impede traffic unreasonably, any approval granted by the Regulatory Processes Committee may be revoked and the event organiser may be required to open the road at the direction of a suitably qualified Council officer in charge of traffic.

Conditions:

- The event organiser is to notify the public via newspaper advertisement, letter drop, advanced signage and media releases.
- The event organiser is to obtain Council approval on the details of the traffic management plan prior to the event (in particular the Tennyson Street closure).
- The event organiser is responsible for safety (pedestrian and traffic) within the closed area.
- The event organiser is to provide marshals at all road closures ends to ensure that public safety (interaction of traffic and spectators) is not compromised.
- The event organiser is to provide marshalled vehicle access to all properties affected by the closure for the parade assembly.

Signed 

Stephen Harte
Programme Manager Transport Network Development

6. Attachments

- Map of proposed closure
- Copy of proposal notice from the newspaper

Prepared By: 
Maria Taumaa
Street Activities Coordinator

Endorsed By: 
Warrick Dent
Manager City Events



PROPOSAL TO CLOSE ROADS

The Regulatory Process Committee Meeting will meet on 27 November 2014 to consider the following temporary road closures for events.

CHINESE NEW YEAR FESTIVAL 2015 STREET PARADE

9am – 2.30pm, Sunday 15 February 2015

Tennyson Street – road closed for assembly point

Cambridge Street, Courtenay Place, Taranaki Street, Taranaki Wharf onto the Waterfront – rolling road closures will be in place.

Any person objecting to a proposed road closure must contact the City Council in writing before 4pm, 31 October 2014. Please send correspondence to Maria Taumaa, at mailing address below, by fax to 801 3009 or by email maria.taumaa@wcc.govt.nz

**Wellington City Council, 101 Wakefield Street,
PO Box 2199, Wellington 6140 | Wellington.govt.nz**



Proposed Temporary Road Closures
Chinese New Year Festival ' Street Parade'

9am to 2.30pm Sunday 15 February 2015
Tennyson Street closure (between Tory St and Cambridge St)
Parade route: Cambridge Terrace, Courtenay Place, Taranaki Street to Taranaki Wharf

Property boundaries, 20m Contours, road names, rail line, address & site points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post.
Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design.
Other data has been compiled from a variety of sources and its accuracy may vary but is generally +/- 1m

MAP PROD
Wellington
101 Wakefi
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PROPOSED TEMPORARY ROAD CLOSURE – IMPACT REPORT

RUGBY SEVENS STREET PARADE AND ASSEMBLY THURSDAY 5 FEBRUARY 2015

1. Description of Event

The street parade is now a major part of celebrations for the annual Wellington leg of the International Rugby Sevens competition. Organised by Crackerjack Promotions Limited in conjunction with the Wellington City Council, the organisers require a closure for the parade itself (to lessen the impact on traffic movements across the city) and for a safe assembly area for the performers, vehicles, teams and floats – the same footprint that was successfully run in 2014.

The proposed road closures are:

From 7am to 1.30pm (to allow for the formation of parade)

- **Ballance Street** (Lambton Quay to Featherston Street) – access for court vehicles will be maintained
- **Stout Street** (between Lambton Quay and Ballance Street) – access to the Creative NZ dockway will be maintained

From 12.15pm to 1.30pm

- **Lambton Quay** (Whitmore Street to Willis Street)
- **Willis Street** (Lambton Quay to Manners Street)
- **Mercer Street**
- **Victoria Street** (Harris Street to Wakefield Street)
- **Wakefield Street** (northern side between Victoria and Cuba Streets)

The parade starts at the corner of Lambton Quay and Ballance Street and proceeds via Lambton Quay, Willis Street, Mercer Street and crossing Victoria Street into Civic Square.

The proposed parade starts at 12.20pm from the corner of Ballance Street and Lambton Quay and proceeds via Lambton Quay, Willis Street and Mercer Street into Civic Square.

Local businesses and residents will receive a letter advising them of the road closures. Information signage will be erected at least 7 days before the event and there will be extensive public notification via the various media outlets. The closure will also be advertised in the Wellingtonian the week before the event.

The road closures for the parade assembly, and the parade itself, will be traffic managed by a qualified traffic management company. Emergency services will have immediate access to the area if required.

2. Events Directorate Support

The International Rugby Sevens has become a significant fixture on the city's Events Calendar. The proposed closure is supported by the City Events team.

3. Proposal Notice and Consultation

The public notice advertising that the Council is proposing to consider this closure was published in the following newspaper:

- Dominion Post Saturday 25 October 2014

The New Zealand Police and the Ministry of Transport have also been consulted with.

4. Objections

There have been NO objections to this closure request.

5. Traffic Impact Assessment

Prior Closures

None of the proposed closures for this event will result in a road being closed for an aggregate of more than 31 days in any year.

Traffic Impact

In the opinion of Stephen Harte Programme Manager Transport Network Development acting as the Council's Traffic Engineer, the proposed closures, if implemented according to an approved traffic management plan is not likely to impede traffic unreasonably subject to the conditions listed below. However, the Council reserves the right to modify this opinion at any time. If, in the opinion of the Council, the closure may or does impede traffic unreasonably, any approval granted by the Regulatory Processes Committee may be revoked and the event organiser may be required to open the road at the direction of a suitably qualified Council officer in charge of traffic.

Conditions:

- The event organiser is to publicly notify the event via newspaper advertisement, letter drop to affected parties, advanced signage and media releases.
- The event organiser is to ensure that the emergency services (Police, Fire and Ambulance Services) have been consulted with and that the Traffic Management Plan includes all of their specific requirements.
- The event organiser is to obtain Council approval for the details of the traffic management plan prior to the event.
- The event organiser is responsible for safety (pedestrian and traffic) within the closed area.
- The event organiser is to provide marshals at all road closures ends to ensure that public safety (interaction of traffic and spectators) is not compromised.
- The event organiser is to provide access to all properties affected by the road closures for the parade assembly.

- The event organiser is to work with the public transport operators to provide alternative public transport routes and bus stops.

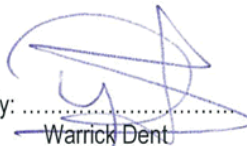
Signed 

Stephen Harte
Manager - Transport Network

6. Attachments

- Map of proposed closure
- Copy of proposal notice from the newspaper

Prepared By: 
Maria Taumaa
Street Activities Coordinator

Endorsed By: 
Warrick Dent
Manager City Events

Subscribe online **THE DOMINION POST**



PROPOSAL TO CLOSE ROADS

The Regulatory Process Committee Meeting will meet on 27 November 2014 to consider the following temporary road closures for events.

Rugby Sevens street parade Thursday 5 February 2015

Road closures for parade assembly, 7am–1.30pm
Stout Street – between Lambton Quay and Ballance Street – access to Creative New Zealand dockway will be maintained
Ballance Street – between Lambton Quay and Stout Street – access for court vehicles will be maintained

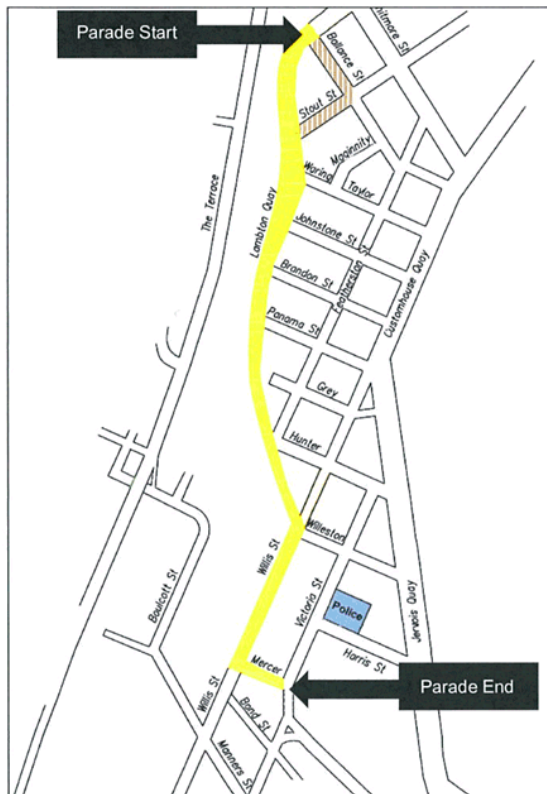
Street Parade, 12.15–1.30pm
Lambton Quay – between Whitmore Street and Willis Street
Willis Street – between Lambton Quay, Willeston Street intersection and Manners Street
Mercer Street – between Willis Street and Victoria Street
Victoria Street – between Harris Street and Mercer Street – including the Mercer Street, Wakefield Street intersection drop-off area
Wakefield Street – northern side between Victoria Street and Cuba Street

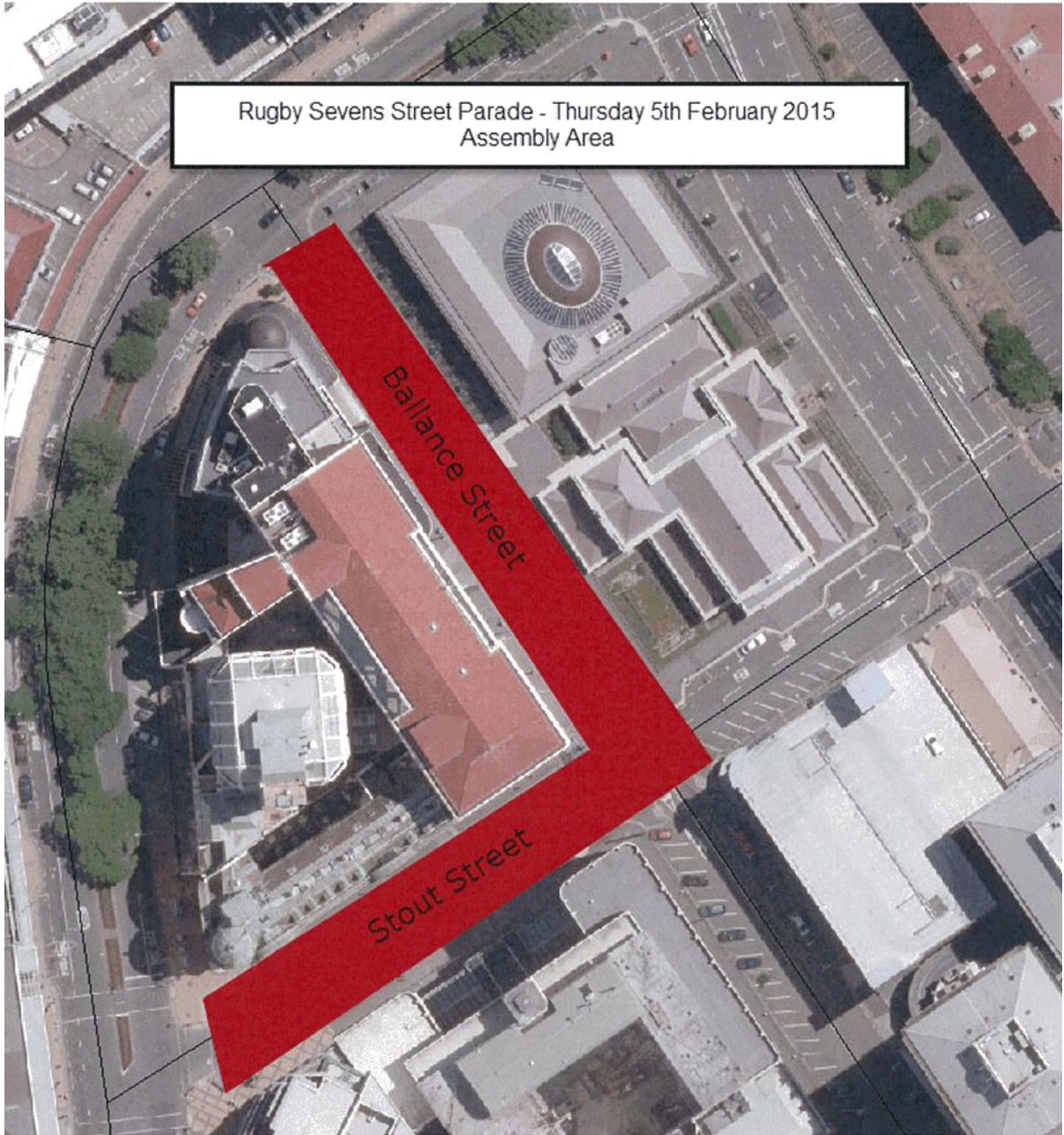
Rugby Sevens street closure 4.30pm Saturday 7–6am Sunday 8 February 2015

Courtenay Place – all of Courtenay Place
Blair Street – limited resident access
Allen Street – limited resident access
Tory Street – between Wakefield and Tennyson Street, including Holland Street and Forrester's Lane – limited resident access
Taranaki Street – between Wakefield Street and Ghuznee Street, including York Street, Lukes Lane and Halleys lanes – limited resident access
Inglewood Place – between Taranaki Street and Dixon Street – limited access to Tournament Parking facility available
Dixon Street – between Taranaki Street and Victoria Street, including Christeson Lane
Manners Street – between Taranaki Street and Victoria Street
Cuba Street – between Manners Street and Wakefield Street

Any person objecting to a proposed road closure must contact the City Council in writing before 4pm, 31 October 2014. Please send correspondence to Maria Taumaa, at mailing address below, by fax to 801 3009 or by email maria.taumaa@wcc.govt.nz

**Wellington City Council, 101 Wakefield Street,
PO Box 2199, Wellington 6140 | Wellington.govt.nz**





PROPOSED TEMPORARY ROAD CLOSURE – IMPACT REPORT

WELLINGTON NIGHT MARKET 31 JANUARY 2015 TO 30 JUNE 2015 SATURDAY'S ONLY

1. Description of Event

The Coolest Street in Wellington, in the Coolest Capital of the World.

The Wellington Night Market in Left Bank has been running for over two years now. We have gained huge popularity in the Wellington night scene because of our variety of free live entertainment, our large diversity of different food we provide, our lively and unique atmosphere we create, but most of all a place for everyone both locally and internationally to enjoy.

On the 31st of January 2015, we are looking to extend the Wellington Night Markets success to a Saturday night, located on Lower Cuba Street. Our goal is to transform and to make Lower Cuba Street Night Market the most coolest and liveliest street in Wellington on a Saturday Night. Full of free exciting live entertainment, an even larger variety of amazing food, a place to find affordable and fashionable goods, an even more energetic atmosphere, with dazzling vibrancy, lanterns, lights and crowds of energetic people.

A place where people can come every week, to find something new every week, to try something different to eat, to shop, to play and to enjoy.

Included is the information sent to the Retailers and Residents in the area and feedback. Generally businesses and residents support the introduction of a night market.

The proposed road closure is for Lower Cuba Street (between Manners Street and Wakefield Street on Saturday 31st January 2015 to 30 June 2015 from 2pm to 11pm including set up and break down.

Road closure notification boards will be placed at each end of the closure at least one week prior to the event.

Residents and local businesses will receive two letter drops (one letter in December 2014 and one in January 2015) advising them of the event and the road closure.

The event will be managed by a qualified temporary traffic management company. Pedestrian access will not be restricted and emergency services will have immediate access to the area if required.

2. Events Directorate Support

The Events Directorate has no connection with, and no objection to, this event.

3. Proposal Notice and Consultation

Dominion Post on Saturday 8 November 2014

The New Zealand Police and the Ministry of Transport have also been consulted with.

4. Objections

There have been NO objections to this closure request.

5. Traffic Impact Assessment

Prior Closures

None of the proposed closures for this event will result in a road being closed for an aggregate of more than 31 days in any year.


Traffic Impact

In the opinion of Stephen Harte Programme Manager Transport Network Development, acting as the Council's Traffic Engineer, the proposed closure, if implemented according to the plans provided, is not likely to impede traffic unreasonably subject to the conditions stated below. However, the Council reserves the right to modify this opinion at any time. If, in the opinion of the Council, the closure may or does impede traffic unreasonably, any approval granted by the Temporary Road Closures Subcommittee may be revoked and the event organiser may be required to re-open the road at the direction of a suitably qualified Council officer in charge of traffic.

Conditions:

- The road closures will start at 2pm and finish at 11pm
- The event organiser is to obtain Council approval on the details of a traffic management plan prior to the event.
- The detour route is to be clearly signed during road closures.
- No vehicular traffic will be allowed within the road closure area, except for marshalled stallholders travelling at no more than walking speed (3km/h), to ensure public safety is not compromised.
- The event organiser will publicise the event via media releases, letter drops and advanced signage to notify the public of the road closures.
- The event organiser is responsible for the ongoing maintenance of the temporary traffic management plan during the road closures.
- The event organiser is to ensure only buses will enter Manners St during the road closure timeframe.
- The event organiser is responsible for maintaining public safety within the road closure area.

The event organiser is to consult and gain approval from the emergency services on the road closure and provide access for emergency vehicles.


Signed 

Stephen Harte
Programme Manager Transport Network Development

Attachments

- Map of proposed closure
- Copy of proposal notice from the newspaper
- Copy of information sent to residents and retailers

Prepared By: 
Maria Taumaa
Street Activities Coordinator

Endorsed By: 
Warrick Dent
City Events Manager

WELLINGTON 6160.



PROPOSAL TO CLOSE ROAD

The Regulatory Process Committee Meeting will meet on 27 November 2014 to consider the following proposed temporary road closure for events:

The Wellington Night Market Saturdays only 31 January – 27 June 2015

Lower Cuba Street between Manners Street and Wakefield Street will be closed to traffic, 2–11pm on Saturdays.

Any person objecting to a proposed road closure must contact the City Council in writing before 4pm, 21 November 2014. Please send your correspondence to Maria Taumaa at mailing address below, by fax to 801 3009 or by email Maria.taumaa@wcc.govt.nz

**Wellington City Council, 101 Wakefield Street,
PO Box 2199, Wellington 6140 | Wellington.govt.nz**







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Marion Square
Wellington
New Zealand

Mobile 022-184-2939
Fax 04-802-4776
info@wellington-nightmarket.co.nz
www.wellington-nightmarket.co.nz

Creating a Successful Night Market?

The Wellington Night Market fully supports helping Wellington to continue the trend of being the coolest Capital in the World.

We believe this Night Market will bring added vibrancy to the Lower Cuba Street area, and will be a place to showcase Wellington's wide diversity.

More people will visit this area, which will bring business to retailers and be more popular than ever.

With over 2 years proven experience of managing the Left Bank Night Market, we highly encourage retailers and residents in Lower Cuba Street to give suggestions and feedback.

Please note that for all retailers, your street front will not be interfered with in anyway. The 3 meter walkway in front will remain clear for public use. Also we will have security staff monitoring the Night Market, along with random checks by Wellington Host and the Police.

The Night Market area will be cleaned at the end of the night, and all Night market rubbish taken away.

We look forward to hearing from you before the 24 September 2014, and we hope together we can make Lower Cuba Street be the coolest street in Wellington.



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Attention Lower Cuba Street Residents and Retailers

Subject: Wellington Night Market

Dear Residents/ Retailer

The Wellington Night Market has operated with great success every Friday in Left Bank at 116 Cuba Street for over 2 years now. We are now expanding the Night Market to Lower Cuba Street, and this will operate between 5pm-10pm every Saturday. The event attracts a diverse range of people and stallholders and been growing very encouragingly. The Night Market is operated by Lily Kao.

We have recently obtained approval in principle from Wellington City Council to operate in Lower Cuba Street. We are required to consult with affected Residents and retailers about what we are looking to do and how we will manage this on Lower Cuba Street.

Please find enclosed information Pack. Please read through it and email us if you have any questions or suggestions .

We will happily talk through any issues you may have.

Kind Regards

Lily Kao



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Cuba Street Night Market

- 1) Idea: To be an extension of the successful Wellington Night Market in Left Bank.

- 2) Location: Lower Cuba Street between Manners street and Wakefield Street.

- 3) Time: Every Saturday from 3pm-11pm

- 4) Stalls: Approximately 60 stalls

- 5) Atmosphere: Lanterns, Seating areas, and free live Entertainment

- 6) Vision: To create an iconic Night Market for Wellington

- 7) Starting Date: January/February 2015



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Cuba Street Night Market Survey

- 1) Name : Gordon's outdoor Equipment (Retailer) Clinton John
- 2) Designation: Owner Manager Other (tick one)
- 3) Comments:
Clinton thinks it is a great idea, it will bring more people to lower cuba street

Signed: _____ Date: _____



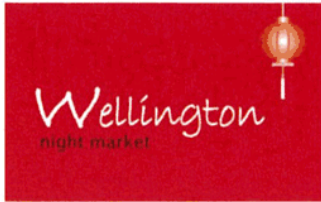
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Cuba Street Night Market Survey

- 1) Name : AS colour Quality Basics (Retailer) Venessa
- 2) Designation: Owner Manager Other (tick one)

- 3) Comments:
Looking forward to it opening, love the Wellington Night Market on Friday .

Signed: _____ Date: _____



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Cuba Street Night Market Survey

- 1) Name : Perfect Nail Care & Spa (Retailer) Nguyen Lananah
- 2) Designation: Owner Manager Other (tick one)

3) Comments:

Has concern regarding the stallholder's gazebo blocking the path way.
Other than that think Saturday Night Market is a good idea.

Signed: _____ Date: _____



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Cuba Street Night Market Survey

1) Name : CheapSkates (Retail) Brad

2) Designation: Owner Manager Other (tick one)

3) Comments:

It great idea, notice the foot traffic in Lower Cuba Street has died down.

Think Night Market will bring foot traffic to Lower Cuba Street.

Signed: _____ Date: _____



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Cuba Street Night Market Survey

- 1) Name : Gordon's Outdoor Equipment (Retailer) Andrea
- 2) Designation: Owner Manager Other (tick one)

- 3) Comments:
Wants to keep informed about the entertainment events, think it will be really good attracting people.

Signed: _____ Date: _____



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Cuba Street Night Market Survey

1) Name : Icebreakers Merino (Retailer) Andrea

2) Designation: Owner Manager Other (tick one)

3) Comments:

Same owner and manager as Gordon's Outdoor Equipment.

Signed: _____ Date: _____



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Cuba Street Night Market Survey

- 1) Name : LA CASA CAFFE (Café and Resturant) Gabriela
 - 2) Designation: Owner Manager Other (tick one)
 - 3) Comments:
Doesn't concern them as their café closes at 5pm.

- Signed: _____ Date: _____



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Cuba Street Night Market Survey

- 1) Name : Rockshop (Retailer) Hayden Okey
- 2) Designation: Owner Manager Other (tick one)

- 3) Comments:
Happy with the development, even looking to sponsor sound system.

Signed: _____ Date: _____



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Cuba Street Night Market Survey

1) Name : Phoenix

2) Designation: Owner Manager Other (tick one)

3) Comments:

Does not affect them as they are closed by 6pm.

Signed: _____ Date: _____



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Cuba Street Night Market Survey

- 1) Name : Global Culture (Retailer) Samantha Martin
- 2) Designation: Owner Manager Other (tick one)

3) Comments:
Happy with the idea, will increase foot traffic onto Lower Cuba Street.

Signed: _____ Date: _____



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Cuba Street Night Market Survey

1) Name : Weltec / Le Cordon Bleu (Education)

2) Designation: Owner Manager Other (tick one)

4) Comments:

Not applicable. Have not reply to my email.

Signed: _____ Date: _____



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Cuba Street Night Market Survey

1) Name : Kate Sylvester (Retailer)

2) Designation: Owner Manager Other (tick one)

3) Comments:

Does not affect them as they close at 5pm, so they are happy with the
Night Market on Lower Cuba Street on Saturday.

Signed: _____ Date: _____



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Cuba Street Night Market Survey

1) Name : Café Felix (Cafe)

2) Designation: Owner Manager Other (tick one)

3) Comments:

Closes at 5pm. Only concern is competition from food stalls. _____

Signed: _____ Date: _____



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Cuba Street Night Market Survey

- 1) Name : The Last fatware Company Shoemaker (retailer) Clinton
- 2) Designation: Owner Manager Other (tick one)

- 3) Comments:
Same shop owner as Gordon's Outdoor Equipment. Great will bring more people to lower cuba street.

Signed: _____ Date: _____

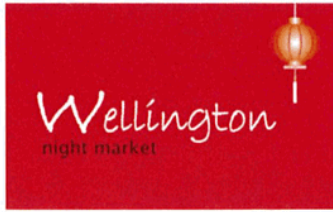


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Retailer and Residents on Lower Cuba Street

- 1) Level one: Shoe Connection (Retailers)
Rebel Sport (Retailers)
Life pharmacy (Retailers)
Level Two: Taapon Tattuu (Retailers)
Kolla Kate(Retailers)
- 2) Ivy Bar (Bar)
- 3) Jetts Fitness (Level One)
- 4) Arco House : Arco Design Group
: Architecture FCA
: Meyers and Associates
: Wality Building Solutions
: Stacham Consulting
: Malcom Hunt Associates
- 5) Surfsnow CO (retailers)
- 6) HEDE Japanese café and Bar (Level one)
- 7) The Last fatware Company Shoemakers (Retailer)
- 8) Board Factory (Retailers)
- 9) Kennedy Building
- 10) Gordon's outdoor Equipment (retailer)
- 11) Ice Breaker Merino (Retailer)
- 12) Civic Chambers Apartments
- 13) Gordon's outdoor Equipment (retailer)
- 14) –
- 15) Fleix Café (Café)
- 16) Kate Sylvester (retailer)
- 17) Jerram Tocker + Barron Design (Level One)
- 18) Global Culture (retailer)
- 19) Columbia Private Apartment
- 20) Phoenix (Retailer)
- 21) Rockshop
- 22) MED Apartments
- 23) As Colour Quality Basics (Retailer)
- 24) Lavazza (café)
- 25) Weltec / Le Cordon Bleu



- 26) Perfect Nails and Care
- 27) Cheap Skat
- 28) Burger King

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PROPOSED ROAD STOPPING – LAND ADJACENT TO 114 TE ANAU ROAD, HATAITAI

Purpose

1. The purpose of this report is to recommend that the Council stops a section of unformed legal road; being part of Te Anau Road and Kio Road, Hataitai (refer Attachments 1 and 2).

Summary

2. The owners of 114 Te Anau Road, Hataitai, have made an application to purchase approximately 190m² of unformed legal road, situated at the corner of Te Anau and Kio Roads (refer Attachment 2). The Council needs to determine if the land is surplus to requirement (for a public work) before considering disposal.
3. The Council's internal business units, and external utility providers, have been consulted and all support the proposal subject to standard conditions.
4. Immediately-adjacent neighbours (to the proposed road stopping area) have been consulted and, at time of writing, none have expressed concerns.
5. If the Committee agrees to initiate the road stopping then these neighbours, along with the wider public, will have the opportunity to make a formal submission.

Recommendations

That the Regulatory Processes Committee:

1. Receive the information.
2. Recommend to the Council that it:
 - a. Agree that approximately 190m² of unformed legal road land at the intersection of Te Anau Road and Kio Road, Hataitai (the **Land**), adjoining 114 Te Anau Road, Hataitai (Pt Lot 15 DP7425, CFR WN384/27) is not required for a public work.
 - b. Authorise Council officers to undertake a section 40 Public Works Act 1981 (**PWA**) report to identify whether the Land must be offered back to its former owner or their successors, or whether exemptions from offer back apply.
 - c. Delegate to the Chief Executive Officer the power to either offer the Land back to its former owner(s) or their successor(s), or to approve the exercise of exemptions from offer back under section 40(2), 40(3), or 40(4) PWA (if appropriate).
 - d. Authorise Council officers to initiate the road stopping process for the Land in accordance with Section 342 and the Tenth Schedule of the Local Government Act 1974.
 - e. Delegate to the Chief Executive Officer the power to formally approve the road stopping, issue all relevant public notices, declare the Land stopped, negotiate the terms of sale or exchange, impose any reasonable covenants, enter into an agreement in respect of the Land, and conclude all matters in relation to this transaction.

- Note that if objections are received to the road stopping and the applicant wishes to continue with the road stopping, a further report will be presented to the Committee for consideration.

Background

- In July 2014 the Council received an application from the owner of 114 Te Anau Drive, Sharon Petherick, seeking to stop and purchase 190m² of unformed legal road abutting her property.
- Approximately half of the Land is informally occupied by 114 Te Anau Road (for gardens and lawn), and an area of regenerating native vegetation comprising primarily a mixture of taupata and karo with some other weed species.

Discussion

- Road Stopping is provided for under Sections 319(1)(h) and 342(1)(a) of the LGA 1974.
- The Council, under section 40 of the PWA, 'shall endeavour' to dispose of any land not required for the public work for which it was taken, and which is not required for any other public work.
- The Transport Team has confirmed the land is not required for road or access purposes. No other relevant business units of the Council seek to retain the land. The section 40 PWA report will, otherwise, determine whether an offer back obligation exists.

Options

- The alternative to undertaking *the road stopping is the status quo; the Land* will remain in its current condition (unformed legal road). If the road stopping did not proceed I would recommend that an encroachment licence be applied and granted for the portion of land that 114 Te Anau Road currently informally occupies.
- Due to the size of the unformed legal road between the Te Anau Road/Kio Road intersection, a larger road stopping area may be possible. However, due to the wishes of the Parks, Sport and Recreation Team (**PSR**) to retain vegetation within the area and also the presence of multiple services, a larger area was not considered feasible or desirable.

Next Actions

- Initiate the public notification process.
- Conclude a section 40 PWA investigation.
- Prepare a survey legalisation plan and Sale and Purchase agreement, for the Land.

Attachments

- Attachment 1. 114 Te Anau Road - Location Plan Page 65
Attachment 2. 114 Te Anau Road - Aerial Plan Page 66

Author	Brett Smith, Property Advisor
Authoriser	Greg Orchard, Chief Operating Officer

SUPPORTING INFORMATION

Consultation and Engagement

Community

In October 2014 letters were sent to the 5 immediately-adjacent neighbours of the Te Anau Road /Kio Road road stopping site. At time of writing no comments were received in return from these parties.

Council Business Units

Wellington Water:	No objection to road stopping, or conditions requested.
Parks, Sport & Recreation:	No objection to road stopping, or conditions requested.
District Plan Policy:	No objection to road stopping, or conditions requested.
Planning:	No objection to road stopping. Recommend amalgamation condition be imposed, and that consultation be undertaken with neighbouring properties due to changes in development potential arising from the change in road width.
Transport:	No objection to road stopping. Requested further investigation into an informal pedestrian track in area; but as the road stopping proposal is reduced there is now no conflict.
Vehicle Access:	No objection to road stopping, or conditions requested.

Utility Providers

Telecom (c/- Downer):	No objection to road stopping, or conditions requested.
Powerco Ltd (gas):	Noted a gas main is located close to, but outside of, proposed road stopping area. No objection to road stopping, or conditions requested.
TelstraClear:	No objection to road stopping, or conditions requested.
NovaEnergy:	No objection to road stopping, or conditions requested.
Wellington Electricity Ltd:	Noted that overhead and underground electricity lines are located close to, but outside of, road stopping area. No objection provided that: <ol style="list-style-type: none">1. All activities near the lines must be carried out in accordance with the NZ Electrical Code of Practice for Electrical Safety Distances (NZECP 34:2001)2. Northpower are contacted to obtain plans of the lines.3. Any relocation of the lines will be at applicant's expense; contact Northpower to arrange.4. If any Wellington Electricity lines are to be located on private land, an easement must be granted to Wellington Electricity.5. No buildings, fences, or structures to be placed on top of the electricity lines.6. If any underground electricity cables are noticed or an electricity outage is caused, construction must be halted immediately and Wellington Electricity contacted.

Treaty of Waitangi considerations

Iwi groups have not been consulted. The land is not located in a Māori Precinct, or other area identified as significant to Māori. The land is not being disposed of on the open market, and will not become a standalone allotment (amalgamation is proposed).

Financial implications

There are no financial considerations related to this recommendation. Any costs associated with the disposal of the Land are borne by the applicant.

In August 2011 a new cost sharing incentive for road stoppings was approved by the Council. The rebate amount will be determined at the end of the road stopping process, when all of the costs are known.

Policy and legislative implications

The recommendations of this report are consistent with policies of the Council; the road stopping is also being undertaken in accordance with legislative requirements.

This is not a significant decision. This report sets out the Council's options under the relevant legislation and under the Council's 2011 Road Encroachment and Sale Policy.

This proposed road stopping has no significant impact on the Long Term Plan

Risks / legal

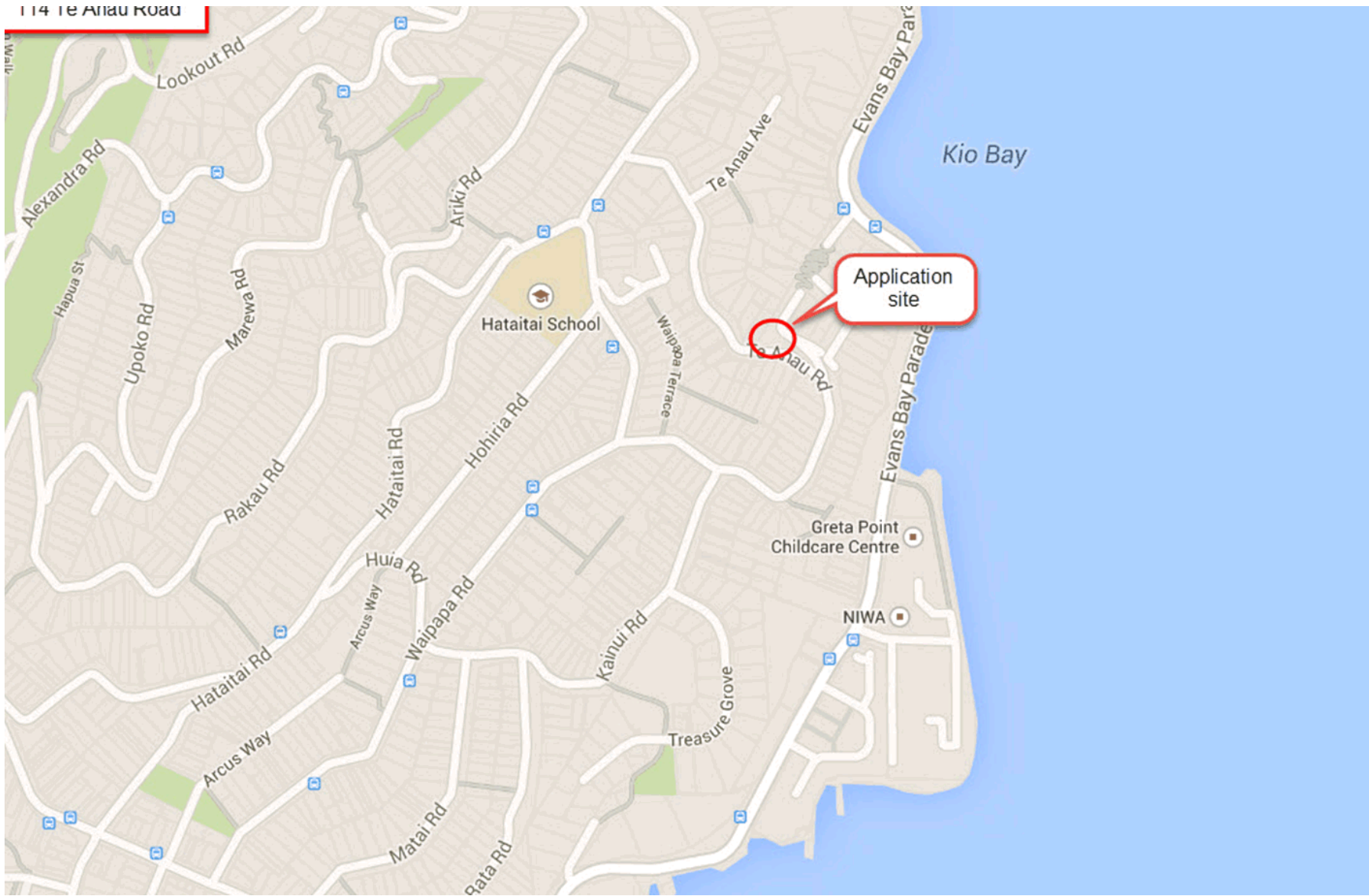
The road stopping process is consistent with legislative, and the Council's, requirements. Any legal agreement, or action in the Environment Court, will be overseen by the Council's lawyers.

Climate Change impact and considerations

There are no climate change implications for this road stopping.

Communications Plan

Public consultation in accordance with the Tenth Schedule of the LGA 1974 will be carried out later in the road stopping process.



Item 2.3 Attachment 2

