

Appendix 7

Summary of objections and officers' comments

Grounds for objection	Objector(s)	Officers' comments
1. There was no evidence that Council's Roading and Traffic team supported the proposal	The Salandos Family Trust	Roading and Traffic reviewed the proposal in October 2010 and confirmed it supported the road stopping area as now defined. Roading has since reconfirmed it supports the proposal.
<p>2. The land may be required for future road use, including parking and/or footpath.</p> <p>The existing footpath adjacent to the Land is too narrow and should be widened. Selling the Land would prevent widening.</p> <p>There has been significant parking demand in the area, which has exacerbated pedestrian and road safety.</p>	<p>The Salandos Family Trust</p> <p>Luigi Muollo</p> <p>The Hinuera Trust</p> <p>The L and R Loizou Family Trust</p>	<p>Roading and Traffic is satisfied that the remaining road land is sufficient to enable footpath widening in the future, if this proves necessary.</p> <p>Stopping of this piece of road land will not adversely affect parking potential at this location. Under the Land Transport Rule 2004 Part 6, 6.3(2) parking is not permitted within 6 metres of an intersection. Installing parking spaces at this location would also likely created a hazardous situation and would unlikely be supported by Council.</p>
<p>3. The sale of the Land, if it is then fenced or developed, may result in interference with sight lines from neighbouring driveways and the exit from Stormanstown Way.</p> <p>In particular, Mr Loizou noted that when exiting from the driveway to 30A, 32 and 34 Seatoun Heights Road, it is currently possible to see traffic approaching from Seatoun Heights Road due to the existing splay line of the intersection of Seatoun Heights and Townsend Roads. If the Land is sold and a fence constructed on the new boundary, this splay line of sight would be lost. It also provides a view of pedestrians approaching the intersection who, because the footpath does not continue on this side of the road, cross Seatoun Heights Road at a point adjacent to this driveway.</p> <p>A similar concern was expressed that, if the Land is sold and the new boundary is fenced, this would interfere with sightlines from the exit of Stormanstown Way. In particular, parked cars had an adverse effect on visibility from the exit.</p>	<p>The L and R Loizou Family Trust</p> <p>The Salandos Family Trust</p> <p>Luigi Muollo</p> <p>The Hinuera Trust</p>	<p>Council's Vehicle access engineers consider that selling the Land will not have any material effect on visibility when entering or exiting other driveways in the vicinity, including the driveway to 30A, 32 and 34 Seatoun Heights Road.</p> <p>At present, the line of sight referred to by Mr Loizou afforded by the splay line is currently a small gap in the scrub between the existing fence and the cabbage tree on the corner. When officers attended the site, no reliable sightline was available through the greenery. Even if this were cleared to improve sights through this area, a driver exiting the driveway must still move beyond this gap and edge past the cabbage tree on the corner to see traffic coming in both directions (from the left from Townsend Road or turning onto the road from Seatoun Heights Road south; or from the right from Seatoun Heights Road to the north). At this point, any cars or pedestrians waiting at the crest of the hill where Seatoun Heights Road meets Townsend Road are clearly visible.</p> <p>Parks and Gardens have indicated that the cabbage tree could be pruned to reduce the number of trunks at ground level as well as removing long grass and some shrubs around the tree's base, which might increase visibility of traffic approaching from Seatoun Heights Road on this side of the driveway. Any work to the cabbage tree would need to be done by a suitably qualified arborist with approval from Parks and Gardens.</p> <p>With regard to Stormanstown Way, officers have attended at site and reviewed how the new boundary might impact on this exit. The Land is above the level of the carriageway where Stormanstown Way meets Seatoun Heights Road and any fence on the new proposed boundary should have no material impact on visibility at the exit of Stormanstown Way. Roading and Traffic and Vehicle Access Engineers support this view.</p>

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<p>4. It is dangerous for pedestrians crossing over from the eastern side of Seatoun Heights Road (near Stormanstown Way) onto the western side of Seatoun Heights Road, due to the proximity of the intersection of Seatoun Heights and Townsend Roads. A pedestrian crossing may be required on this section of Seatoun Heights Road.</p>	<p>The Hinuera Trust</p>	<p>Roading has considered the crossing points in light of the proposed road stopping. In its view, stopping and selling the Land will not have any impact on these. In addition, Roding considers that stopping and selling the Land would not prevent a pedestrian crossing being constructed on this part of Seatoun Heights Road in the future.</p>
<p>5. If the Land is sold and developed, it may have a negative impact on neighbouring properties (through loss of sunlight)</p>	<p>Mrs Valerie and Mr Graham Parish</p>	<p>The future use of this site is governed by the District Plan, which takes into account the possible impact on neighbouring properties. If the owners wish to develop or carry out an activity on this site that is not allowed under the District Plan, resource consent will have to be applied for. Upon such application, officers will consider whether what is proposed in the consent application is in line with the principles outlined in the District Plan.</p>
<p>6. The Land is a green area with visual amenity value that would be lost to the public if the applicants developed the land</p>	<p>The Salandos Family Trust Luigi Muollo The Hinuera Trust Mrs Valerie and Mr Graham Parish</p>	<p>Parks and Gardens have previously assessed the proposed road stopping and is comfortable with the level of vegetation removal that might occur as a result. The vegetation is of mixed type and quality and is not particularly old or established. The vegetation is not formally maintained by the Council. The cabbage tree will be retained as will some of the vegetation along the lower slope above the footpath, continuing to provide some level of amenity at the road side. This could be further improved by filling gaps where there is still rank grass and some weeds across parts of the slope.</p> <p>Parks and Gardens would like to see the existing cabbage tree retained and believes there are measures that could be taken to improve visibility for vehicles coming in and out of the driveway as noted above.</p>
<p>7. If the Land is sold, the applicants may construct new access to their property (across the Land), interfering with visibility from, and the use of, existing access to neighbouring properties.</p>	<p>The Hinuera Trust</p>	<p>If the owners of 30A decide to construct additional access, an application for vehicle access approval will have to be made and any issues around interference with existing access or safety as a result of the new access will be considered as part of any such application.</p>
<p>8. If the Land is used to facilitate the future development of 30A Seatoun Heights Road, this could further adversely affect the existing traffic conditions.</p>	<p>The Salandos Family Trust</p>	<p>Officers consider that, while the addition of the Land to 30A Seatoun Heights Road may increase its development potential, this would not significantly enhance the type of development that is already possible on the existing title. On this basis, Traffic and Roding and Council's Vehicle Access Engineers have confirmed they are comfortable with the resultant effects on existing traffic conditions should the Land be amalgamated with 30A Seatoun Heights Road and the property later developed.</p>

Diagram showing position of carriageway and footpath



Photographs of splay of Seatoun Heights and Townsend Roads intersection



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