

Presentation to Council Regulatory Committee Road Stopping – 62 Weld Street

1. My name is Ian Leary. I am a qualified land surveyor and town planning consultant with over 20 years experience, the majority of which has now been in Wellington.
2. I have been engaged by Rhys Weyburne to give this 5 minute presentation to the Committee on the proposed Road stopping at 62 Weld Street. Mr Weyburne is currently resident in the United Kingdom. While he is planning to return to Wellington, he is unable to make a personal presentation.
3. By way of further background I note that Mr Weybourne is a 6th generation Wellingtonian. His wife is also from Wellington. Both Mr Weybourne and his wife's parents live in Wellington.
4. The family is planning to return to bring up there two young sons, who are currently aged 3 and 5. They bought this property to be the family home and one of the reasons they bought it was because they could send the children to the nearby Wadestown School.
5. The client has made it clear to me, that they do not consider themselves to be developers. The primary purpose of the purchase of road reserve is to formalise the ownership of land that has been leased by way of an encroachment licence for some time.
6. My understanding is that Mr Weybourne has offered to commit that he would never subdivide the property. This offer has not been accepted by the School. I also understand that Mr Weybourne has offered to commit to a restrictive covenant on the title that restricts the property to a single access point. This also has not been accepted.

The proposal and site

7. The proposal is a simple road stopping. The proposal and the site are well described in the officer's report.
8. The proposal is the stopping of approximately 106m² of road, and the sale of a small area of footpath to Council which is currently in my clients land. .
9. There are several important aspects of the site which I would like to point out to Councillors.
10. The first is the existing garage for 62 Weld Street. The existing 30 year old double garage is accessed from Cecil Road.
11. The road stopping will bring the garage into the ownership of 62 Weld Street.
12. I also note that the road stopping covers the area of road reserve currently used by 62 Weld Street as an outdoor play area, clothes line and vegetable garden.
13. The end result of this, is that the road stopping will simply be a formalisation of an existing situation and will therefore have no additional effects on the streetscape, residential amenity and safety of the surrounding area, to that which already exist.

Tabled Information - Reference 026/12P(a)

25. The objections raised by the school have been reviewed by experienced and qualified officers on a number of occasions.
26. Mr Weybourne is adamant that he does not wish to create any problems for the school. He wishes to support the school and safety issues in the street, which it must be remembered, will affect his own children.
27. He has proceeded only on the basis that the Council officers have not raised concerns over his proposal.
28. The officers reviewing this road stopping included traffic engineers who have evaluated the relevant safety issues and the effects on parking in Weld Street. They continue to recommend that the objection not be upheld.
29. To my knowledge, there has been no expert evidence provided to the contrary by any party.
30. I note that the school's persistence in engaging in the road stopping process is a result of a strong perception that there are significant existing parking and congestion issues on Weld Street.
31. However the experts who have been engaged to provide an assessment in this process, have recognised that the proposed road stopping is not a contributor to the existing parking situation. Nor is the approval of the road stopping likely to be an obstruction to the School's future efforts to find a solution.

Conclusion

32. In my opinion, the matters raised by the objectors are not justified reasons as to why this road stopping should not be accepted by Council.
33. The road stopping is a formalisation of an existing situation which will occur without any adverse effects. It is not a complicated one.
34. The District Plan will provide for safeguards to ensure that any future use of the land would be subject to the resource consent process and the potential adverse effects appropriately evaluated at that time.
35. In my view, Council should not uphold the objection and it should be approved.
36. I am happy to answer any questions if time or process permits.