

SOUTH WAIRARAPA DISTRICT COUNCIL

24 FEBRUARY 2016

AGENDA ITEM NO D9

COTTAGE GROVE SUBDIVISION VESTING

Purpose of Report

To inform Councillors of the request to vest Cottage Grove subdivision internal roading network as road.

Recommendations

Officers recommend that the Council:

1. *Receive the information*
2. *Cottage Grove Residents Association be informed that Council will not accept the vesting of Maple Lane, Olive Way and Cherry Lane and Redwood Lane in their current conditions.*

1. Executive Summary

The private development referred to as Cottage Grove does not meet design standards for public roads as required under the District Plan.

Further consideration will be given if Cottage Grove is upgraded to the standards for public roadway outlined in Table 1.

2. Background

Cottage Grove subdivision is a small urban type private development within a rural area which encompasses Maple Lane, Olive Way and Cherry Lane, Redwood Lane which is an extension of Campbell Drive Martinborough.

A previous review was undertaken in January and June 2014 by councils officers Jean-Paul Irwin the then Roding Manager and Bill Sloan the Asset Manager for South Wairarapa District Council. At those times the recommendation had been:

"This development would have been judged under the old subdivision code NZSS 4404: 2004 and had the road been going to vest in Council would have asked for the following. The table shows what is now and what we would have asked for at that time. In addition the requirements under the recent more code NZS 4404: 2010 are more permissive and these are indicated as well to offer another perspective."

Road name	NZSS 4404: 2004 road width	Footpath	NZSS 4404:2010 road width	Footpath	As provided (Avge width)
Redwood Lane	11.0m (21 -150 du*)	2 at 1.4	5.5 -5.7	2 at 1.5	5.5m 1 footpath
Maple Lane	6.0m (up to 20 du)	1 at 1.4	5.5 -5.7	Shared in movement lane (0)	4.4m 0
Olive Way	6.0m (up to 20 du)	1 at 1.4	5.5 -5.7	Shared in movement lane(0)	4.4m 0
Cherry Lane	6.0m (up to 20 du)	1 at 1.4	5.5 -5.7	Shared in movement lane(0)	4.4m 0

This is again stated below in table 2 of this report.

3. Discussion

An approach by the Cottage Grove Residents Association has been made to Council that the road infrastructure is vested as public roadway and future maintenance undertaken by the Council.

3.1 Construction

The carriageways are of a single coat chip seal surface. Stormwater drainage is discharged into open drainage channels and simple boulder soakage pits. A footpath is present along Redwood Lane.

3.1.1. Carriageway

The sealed surface is past its design life and is showing signs of pothole repairs and areas of chip loss. It is in need of a full reseal.

The radii at all intersections require improvement as all turning areas are showing signs of edge break.

The ends of all the lanes do not have correctly formed turning heads. There are a number of entranceways which are not formed and sealed to correct standards.

3.1.2. Drainage

The open stormwater drainage channels are not too different to existing drainage channel around Martinborough. The discharge into boulder soak pits look as though there has been no maintenance carried out.

This type of drainage discharge has limitations and tends to perform poorly in heavy rain events.

3.1.3. Footpaths

Redwood Lane is the only section with a formed concrete footpath. Council's requirement is for each street to have a footpath on at least one side of each street is not met.

3.1.4. Street lights

Street lights are present throughout the development.

3.2 Design Standards

The subdivision was developed in terms of the District Plan and NZS 4404 Land development and Subdivision Infrastructure. Standards for private Right of Ways and Public Roads differ. Table 1 outlines the design requirement if the road was to be vested versus the existing private road dimensions. Road widths are based on the number of dwellings serviced.

	NZS 4404 Public Roadway		Existing dimensions	
Road Name	Road width	Footpath width	Road width	Footpath width
<i>Redwood Lane</i>	<i>11.0m</i>	<i>1.4m</i>	<i>5.5m</i>	<i>1.4m</i>
<i>Maple Lane</i>	<i>6.0m</i>	<i>1.4m</i>	<i>4.4m</i>	<i>0</i>
<i>Olive Way</i>	<i>6.0m</i>	<i>1.4m</i>	<i>4.4m</i>	<i>0</i>
<i>Cherry Lane</i>	<i>6.0m</i>	<i>1.4m</i>	<i>4.4m</i>	<i>0</i>

Table 2

Contact Officer: Tim Langley, Roading Manager

Reviewed by: Mark Allingham, Group Manager Infrastructure Services