



Ashburton District Council

AGENDA

An Extraordinary Meeting of the ASHBURTON DISTRICT COUNCIL will be held as follows:

Date: Thursday 9 October 2008
Venue: Council Chamber
5 Baring Square West
Ashburton
Time: To follow Operations Committee

- 1 Apologies
- 2 Notification of Extraordinary Business
- 3 Ashburton Business Estate Entranceway Signage 1
- 4 Ashburton Community Water Trust – Report 30/06/08 7
[Chairman – I Mackenzie]

BUSINESS TRANSACTED WITH THE PUBLIC EXCLUDED

- 5 Barrhill Chertsey Irrigation Ltd Section 7(2)(h) Commercial activities Verbal
[Chairman – J Wright]

MEMBERS:

His Worship the Mayor, M B O'Malley
Cr R C Beavan
Cr N A Brown
Cr I J Burgess
Cr J A Everest
Cr K L Holmes
Cr R J Kilworth
Cr J A Kingsbury
Cr L J Leadley
Cr K W P Lowe
Cr P W Reveley
Cr J Sparks
Cr B A Tasker

B LESTER
Chief Executive

3 October 2008

ASHBURTON DISTRICT COUNCIL REPORT

FILE NO: Project file
DATE: 9 October 2008
REPORT TO: Extraordinary Council Meeting
FROM: Operations Manager
SUBJECT: Ashburton Business Estate

3. ASHBURTON BUSINESS ESTATE – ENTRANCEWAY SIGNAGE

3.1 SUMMARY

Infrastructure design work for the Ashburton Business Estate is well advanced.

The Project Board has requested that an “entrance way” be designed as part of the SH1/ Northpark Road intersection upgrade. The Project Board has also requested that entranceway designs for the business estate be considered and approved by Council.

The purpose of this report is to provide information on a design concept and recommend the concept for approval.

3.2 RECOMMENDATION

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|---|
| <ol style="list-style-type: none">1. That Council approves the Ashburton Business Estate entranceway design concept for the purposes of consultation; and2. That construction of the entranceway design concept be approved, subject to consultation and statutory processes.” |
|---|

3.3 BACKGROUND

Infrastructure design work for the Ashburton Business Estate is well advanced with construction of some services external to the Business Park footprint near completion.

One of the next physical works contracts to be carried out will be the Stage 1 intersection upgrades at the intersection of Works Road and Northpark Road with State Highway One.

The Project Board has requested that a significant entranceway be constructed as part of the intersection upgrades to increase the profile of and reflect the importance and standard of the business estate.

There are many possible options/concepts for an entranceway of this type, however the “brief” for the concept was as follows:

- Must be different to other developments
- Avoids the use of “river stones” as the primary construction material
- To reflect the “industrial/business” theme of the estate
- Be significant
- Facilitate the integration of signage and street furniture within the business estate
- Require no or little maintenance

The design concept is summarised below:

- The panels will be formed to tilt slab panel finish (high quality)
- Bands on the concrete panels will be “honed” to provide a high standard of finish and will not include exposed aggregate.
- The dimensions of the panels are as follows:
 - main panels are 8m high by 3m wide
 - secondary panels are 2m x 2m
 - minor panels are 1m x 1m
 - the concrete panels are 150-300mm thick depending on height and the “gabion” containing stones is 300-500mm thick.
- Each panel will contain river stones in a gabion basket “sandwiched” between the “concrete panels”.
- The main front facing panel contains a steel strip. This steel rusts to set depth and will provide a deep red colour finish.
- Each of the panels will be located within a landscaped area containing low plants.

Note: the design will be further refined to consider Council and Transit requirements as necessary.

An entranceway was not included in the original budget estimates. The estimated cost of the entranceway and street furniture is now \$140,000 compared to the original budget estimate of approximately \$50,000. An entrance at Works Road would cost an additional \$23,000. Discussions with Transit and consenting will consider both Works Road and Northpark Road.

Refer to the financial section of this report for the further details relating to financial implications.

The design concept is shown on the attached plan.

Pages 5-6

It is intended that the concepts used in the entranceway will be used for street furniture within the business park.

It is believed that this entranceway concept is unique.

3.4 STATUTORY IMPLICATIONS

There are no statutory implications. Requirements of Council and Transit New Zealand with respect to any resource consents and location will need to be complied with.

3.5 OPTIONS AND RISKS CONSIDERED

Option 1: to approve the entranceway concept.

It is our view that this concept reflects the standard of the business park and is representative of the “business” activities that will be carried out on site.

It is considered unique and has avoided the “use” of river stones as the primary construction material.

Details relating to the entranceway and its location have yet to be discussed with Transit NZ.

Option 2: to revise or seek other entranceway concepts

There are an infinite number of entranceway design possibilities and it will be difficult to bring forward concepts that will meet universal approval.

The risks associated with this option primarily relate to the time it will take to identify other concepts and the concept development costs.

The recommended option is Option 1: to approve the entranceway concept.

3.6 STRATEGIC LINKS

The recommendations in this report are consistent with the following Community Outcomes:

- *A thriving and diverse local economy provides the foundation for a quality lifestyle.*
- *Natural and developed environments are respected and enhanced for the enjoyment of current and future generations.*

3.7 CONSULTATION

The entranceway design concepts have been briefly discussed with the Project Board who has requested that this be a matter for Council to consider.

No specific consultation has yet been carried out with Transit NZ or other stakeholders.

There has been no consultation with the wider community.

3.8 FINANCIAL IMPLICATIONS

- The original budget for street furniture was approximately \$50,000.
- A revised estimate for street furniture and the new entranceway is \$140,000.
- The estimate for street furniture and new entranceways at both Works Road and Northpark Road is \$163,000.
- It is anticipated any additional costs associated with the recommended entranceway can be accommodated within the overall landscaping budget.
- Overall there are significant project cost savings forecast in a range of activities that have resulted from changes that have arisen as a result of detailed design.
- There are no financial implications arising from approving the recommendations in this report.

Prepared By

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Operations Manager

Approved By

B LESTER

Chief Executive