

Bayview Place Street light

TO	Mercury Bay Community Board
FROM	Sam Edlin - Rooding Engineer
DATE	17 March 2015
SUBJECT	Bayview Place Street light

1 Purpose of Report

For the Mercury Bay Community Board to decide on their preferred option in regards to the request from property owners on Bayview Place, Ferry Landing to reduce the effects of the new street light installed at the Bayview Place cul-de-sac.

2 Background

The below details the background to this report:

- Bayview Place was identified as not having a light in the cul-de-sac (flag lighting) as required in Councils Code of Practice for subdivisions and land development (used by Council departments to ensure that what we do is the same as we require developers to do). Please see attachment A for the specific ward requirements for Ferry Landing street lights.
- Street light programme for Mercury Bay was reviewed as part of the 2013/14 local roading project definitions which was approved by the Mercury Bay Community Board on 18/6/2013. Due to timing of the streetlight contractor's programme this streetlight was installed in October 2014.
- The street light installed on Bayview Place was a standard galvanised 7.2m high oclyte pole with a 2m outreach and an LED lantern. This is that standard streetlight installed for urban areas.
- Property owner of No.9 Bayview Place contacted Council regarding the new street light and has requested that a lower pole is installed (<5m high), a shorter outreach is used and the pole is painted.

3 Issue

Property owner of No.9 Bayview Place has requested that we review the street light installed in the cul-de-sac, in particular the height of the pole and the aesthetics of the street light.

4 Discussion

The table below details the options, the cost of each option and the benefits and dis-benefits of each:

Option	Approx. Cost excl. GST	Reduction in pole height	Benefits	Dis-benefits
1) Leave existing light as it is.	\$0	0m	<ul style="list-style-type: none"> No additional cost Standard streetlight remains This option lights the cul-de-sac the most effectively 	<ul style="list-style-type: none"> Property owners* least preferred option.
2) Remove streetlight altogether	\$850	NA	<ul style="list-style-type: none"> Removes light from property owners view No light spillage as light is removed 	<ul style="list-style-type: none"> Some residents may have become accustomed to the new light and may not support the complete removal of this light Cul-de-sac remains unlit
3) Install 4.2m Spunlite pole with a 1.3m outreach, and reuse existing lantern.	\$1,357	3m	<ul style="list-style-type: none"> Lower pole height will mean that the light is more concentrated with less spillage onto properties Property owners* preferred option 	<ul style="list-style-type: none"> Lower pole height will mean that the light is more concentrated which in turn means that the cul-de-sac is not as well lit compared with a standard height pole. Street light will need to be relocated closer to the road due to a shorter outreach. This will be additional cost and make the street light pole more at risk of being hit by vehicles
4) Install 4.3m high Spunlite pole with 2m outreach and reuse existing lantern	\$1,407	2.9m	<ul style="list-style-type: none"> Lower pole height will mean that the light is more concentrated with less spillage onto properties Property owners* second preferred option 	<ul style="list-style-type: none"> Lower pole height will mean that the light is more concentrated which in turn means that the cul-de-sac is not as well lit compared with a standard height pole.
5) Install 5.5m high Oclyte pole with 1m outreach arm and reuse existing lantern	\$1,529.85	1.7m	<ul style="list-style-type: none"> Standard pole make Property owners* third preferred option 	<ul style="list-style-type: none"> Lower pole height will mean that the light is more concentrated which in turn means that the cul-de-sac is not as well lit compared with a standard height pole. Street light will need to be relocated closer to the road due to a shorter outreach. This will be additional cost and make the street light pole more at risk of being hit by vehicles

6) Install 5.7m high Oclyte pole with 2m outreach and reuse existing lantern	\$1,537.90	1.5m	<ul style="list-style-type: none"> • Standard pole make • Property owners* fourth preferred option 	<ul style="list-style-type: none"> • Lower pole height will mean that the light is more concentrated which in turn means that the cul-de-sac is not as well lit compared with a standard height pole.
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*Property owner refers to the owner of No.9 Bayview Place.

Poles in options 3 to 6 above can be painted at an additional cost of approximately \$480 excl. GST however the street light requirements in Council's code of practice for Ferry Landing do not specify any pole colour therefore galvanised is the default finish of street light poles in this area. Painting this pole may set a precedence for this area which may mean that all new street lights in Ferry Landing need to be painted.

For options 2 to 6 the existing 7.2m pole can be used for one of the new streetlights planned for Purangi Road this financial year and the Community Boards preferred option will be done at the same time as the Purangi Rd street lights are being installed in order to keep costs to a minimum.

Please refer to Attachment B for pictures of a Spunlite pole and Oclyte pole for a comparison of the two pole types.

Staff Recommendation:

The staff recommendation is that where ever possible standard streetlight pole types and heights are used to maintain consistency throughout Ferry landing, the Mercury Bay ward and across the district. However if the Community Board agree to reduce the height of the street light then the 4.3m Spunlite galvanised pole with 2m outreach would be the recommended option to achieve this.

5 Suggested Resolution(s)

That the Mercury Bay Community Board:

1. Receives the report.
2. Decide on their preferred option to address the issues raised by the property owner of 9 Bayview Place regarding the new street light.

References-Tabled/Agenda Attachments

Attachment A *Code of Practice for Subdivision and Development - Specific Ward Requirement*

Attachment B *Spunlite and Oclyte Drawings*

Attachment A

Attachment A Code of Practice for Subdivision and Development - Specif...

Attachment B
Attachment B Spunlite and Oclyte drawings