

Waihoru
Spreydon-Cashmere Community Board
MINUTES ATTACHMENTS

Date: Wednesday 13 April 2022
Time: 8am
Venue: Audio/Visual Link

TABLE OF CONTENTS	PAGE
4.2. Pedestrian Access at Hackthorne / Dyers Pass Roads Intersection	
A. Pedestrian Access at Hackthorne / Dyers Pass Roads Intersection.....	3
4.1. Public Forum - History of Marylands	
A. Public Forum Presentation - Marylands	6

Proposal to improve shared community space at the Old Cashmere Masonic Lodge

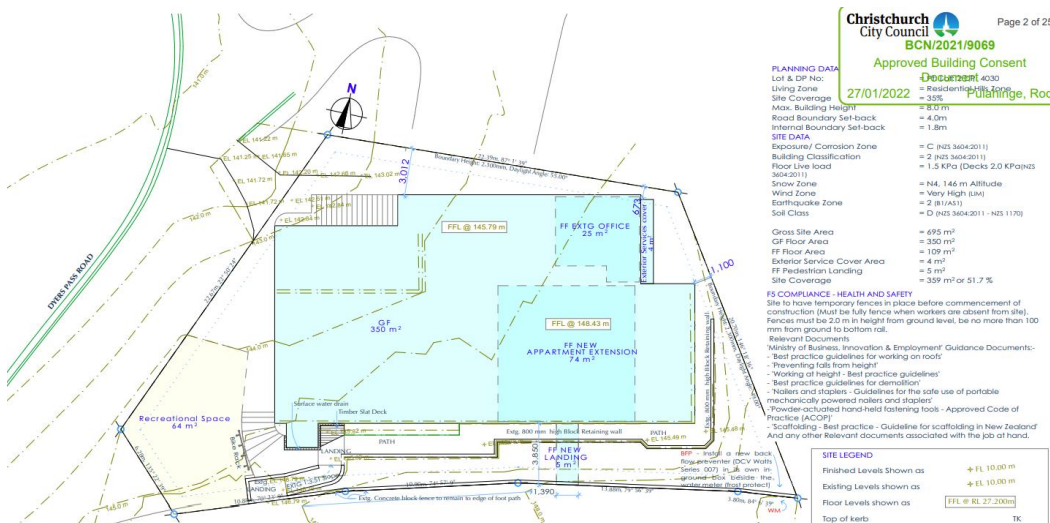
Background

We purchased the Old Masonic Lodge on the corner of Dyers Pass and Hackthorne Road in June 2019. The previous owner blocked community access across this corner forcing pedestrians to take a more convoluted route to negotiate the dangerous Dyers Pass/Hackthorne Road corner. Since owning the property, we have encouraged community access across our land and asked the public to be respectful of the private property; which they have and been very appreciative of this community driven decision. To this end we have improved access and safety by installing 2 sets of steps, see below



Land title

The land title of the Old Masonic Lodge does not extend to the footpath by the pedestrian crossing on Dyers Pass Road; the council owns a corridor of land around the Dyers Pass/Hackthorne Road corner. Site plan below.



The direction of the school fence provides a good approximate indication of the site boundary as it dissects in front of the new steps we have installed and continues across the driveway to the shrubs.



Site Developments

We run a successful Pilates business (Balance Pilates) from the building, and we are now in the process of developing further. We have a Resource Consent (RMA/2021/1061) and Building Consent (BCN/2021/9069) for expanded Pilates space, additional health based activity and an upstairs apartment.

As part of the development, we want to improve access and safety to the building via the steps, path and ramp on the Dyers Pass Road side below.





To this end we would like the Council to work with us and upgrade the land they own between our site boundary and the footpath on Dyers Pass Road by the Pedestrian crossing. Specifically, we want to create a concrete path from the tarmac on Dyers Pass Road to the base of the 2 flights of concrete steps on our land (approximately 5 metres from corner of tarmac to the corner of the building), plus extend the concrete up the ramp next to the right hand set of steps above (ramp is approximately 10 metres long). This would then provide safe access to general pedestrians, school children and Mums with prams.

The Community

We work closely with the Cashmere community and have great relationships with all of our neighbours. To that end we have the full support to this proposal from the school, 2 cafes, gift shop, flower shop and Quantity Surveyor. We are all concerned about the welfare of the community on this busy, dangerous intersection and believe this proposal would dramatically improve the health and safety for all.

We hope you will look kindly on our proposal and look forward to working with you.

Kind regards,

Andy and Bronny Beck

Cell: 0210337991

Email: andybeck63@outlook.com



