

NEWS

October 2005

7	North shore motorway changes (New Zealand Herald) Akoranga drive off ramp is to be upgraded and gain a shared cycle and walkway at \$2.7 million. North shore City Council will start building over summer, in conjunction with the new \$35 million Esmonde Road interchange. Work is also progressing on the \$290 million northern bus way.
24	Even expensive homes flunked fitness test (New Zealand Herald Wayne Thompson) A BRANZ survey of 565 houses in Auckland Wellington and Christchurch has found more than half to be faulty. 58% of hot water cylinders did not have earthquake restraints, 78% of deck barriers did not comply with the building code, 22 per cent of fastenings attaching the main frame to foundations were poor, 49% had poor clearance of claddings above the ground and 43% had inadequate sub-floor ventilation. Note: These findings are not surprising, particularly as requirements for hot water cylinder earthquake restraints and deck barrier designs have been introduced or changed in recent years.
26	Cornwall Park rent shock (New Zealand Herald Anne Gibson) The Cornwall Park trust board is reviewing ground rents on 27 of its 119 properties located near Cornwall Park. The leasehold properties are held under 21 year leases which provide for perpetual renewals, but require rent reviews at the time of the renewal. Huge increases in land values in the last 21 years are now seeing ground wrinkles (which are based on land values) increased by about 750%. An example is the increase of one Maungakiekie road rental from \$4000 per year to \$34,000 per year.