

## 2. STRUCTURE ON STREET APPLICATION: FLOWERS TRACK

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| <b>Officer responsible</b><br>City Streets Manager | <b>Author</b><br>Weng-Kei Chen, Asset Policy Engineer City Streets, DDI 941 8655 |
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The purpose of this report is to seek the Board's approval for the construction of a double garage and two retaining walls across Flowers Track.

The Board considered this report at its meeting on 19 November, and deferred any decision on the application pending a site visit to Flowers Track. Representatives of the Sumner Residents' Association have been invited to attend the site visit, as requested by the Board. Peter Mitchell (General Manager – Regulation and Democracy Services) and Rachel Dunningham (Solicitor – Buddle Findlay) will also attend.

The proposed retaining walls would support two driveways to serve the undeveloped sites fronting Flowers Track. The proposal is indicated on the attached plans prepared by Eliot Sinclair and Partners No 232939.

### BACKGROUND

The applicant, Mr T D Brankin, owns two undeveloped sites which have frontages on to the unformed legal road commonly known as Flowers Track. Mr Brankin has recently been granted access rights by the High Court allowing his sites to have access onto Whitewash Head Lane. In order to have access to the sites, the lane needs to be extended and two driveways formed across Flowers Track. This application is to request the Board's approval to construct the retaining structures to support the driveways. In addition to this application is the construction of a double garage to serve owners at 35 Whitewash Head Lane.

The proposed two driveways option is to minimise the impact of earthwork in this steep terrain. Two retaining walls (varying between 800mm to 1800mm in height) will need to be constructed to support them. The proposal also includes the realignment of the existing walking track to achieve a continuous safe walking path. These works will significantly change the character of the track, and sensitive landscape treatment needs to be carried out before and after the construction period. Relevant Council staff will be in discussion with the owner and his consultants in developing the final landscape outcomes.

The construction of the driveways also includes a double garage to be incorporated beneath the driveway with access from the driveway of 35 Whitewash Head Lane. This proposal is unusual and provides an opportunity for neighbouring properties to take advantage of the circumstances. This will create an additional two garaging spaces for the property with the extension of the existing driveway onto the legal road. At present the property has an internal access double garage and a single garage on the lane. The single garage however will be removed to provide space for the construction of the extension of the lane. The proposal to build a garage solely on Council's land when there is already onsite garaging is outside the Council's normal practice. However, this proposal is unique and offers opportunity to provide additional off-road parking facilities and accordingly its approval is recommended.

### Staff

**Recommendation:** That the application to build retaining walls and a garage on legal road be approved subject to:

1. Deeds of licence being entered into with the Council.
2. Resource and building consents being obtained.
3. The final engineering and landscaping plans being approved by the City Streets Manager and the Parks and Waterways Manager.
4. A temporary traffic management plan being approved prior to commencement of works.
5. The track being kept tidy and safe for pedestrians at the time of construction.

**Chairperson's Recommendation:** For discussion.