

9. STRUCTURE ON STREET APPLICATIONS

Officer responsible City Streets Manager	Author Weng-Kei Chen, DDI 941-8655
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The purpose of this report is to seek the Board's approval to enable owners of:

- A. 143 Taylors Mistake Road
- B. 159 Taylors Mistake Road
- C. 276 Main Road
- D. 54 Mulgans Track

to build structures on legal roads.

A. 143 TAYLORS MISTAKE ROAD - (PLAN A1 - 2)

The application is to seek the Board's approval to construct a timber access ramp and low retaining structures to serve the dwelling as shown on Plan A1 & 2. These structures are solely on legal road.

The proposed structure is on a steep slope and 1.0 m below the road. The timber ramp varies between 800 mm to 2.0 above the ground and will have minor visual effect to the road environment.

The future road widening of the road has been taken into consideration and accordingly I recommend its approval subject to:

1. Deed of Licence being entered into with the Council.
2. Resource and Building Consents being obtained for the structures on road.
3. The engineering plan for the construction being approved by the City Streets Unit prior to the construction.
4. At the time of the construction, the owner is required to maintain the site in a safe and tidy manner at all times.
5. The owner be responsible for the future maintenance of the vehicles' access and associated structures.

B. 159 TAYLORS MISTAKE ROAD – (PLAN B)

This application is to seek the Board's approval to construct two retaining walls varying between 1.0 m to 4.0 m supporting the driveway on legal road as shown in Plan B. The driveway will serve a timber platform, which is on private property.

The application is similar to that of (A) and is 3.0 m below the existing road. This proposal is considered to be a practical option to achieve off street parking and consideration has been taken for future road widening and accordingly I recommend its approval subject to:

1. Deed of Licence being entered into with the Council.
2. Resource and Building Consents being obtained for the structures on road.
3. The engineering plan for the construction being approved by the City Streets Unit prior to the construction.
4. At the time of the construction, the owner being required to maintain the site in a safe and tidy manner at all times.
5. The owner being responsible for the future maintenance of the vehicles' access and associated structures.

C. 276 MAIN ROAD – (PLAN C/1 - 3)

The application is to seek the Board's approval to construct a cable carparking space and its associated monorail on legal road. The site is adjacent to a double garage solely on legal road and currently occupied by the applicant. This proposal is indicated on Plan C/1 to 3.

The parking space will be sealed and the monorail will be laid above ground as indicated on Plan C/2. Electrical control system for the cable car will be housed in the existing garage.

This site is steep and it is unlikely that a good vehicle access can be achieved within the property's road frontage. The pedestrian access is via the driveway serving property 274. This proposal is a practical means to achieving a quick and convenient access to the existing dwelling and accordingly I recommend its approval subject to:

1. Deed of licence being entered into with the Council.
2. The owner being responsible for the compliance of Health and Safety regulations for the cable car operation.
3. The proposal complying with the rules of the City Plan.
4. The owner being responsible for the maintenance of the parking space and the monorail on legal road.
5. The owner being required to maintain the site in a safe and tidy manner at the times of construction.

D. 54 MULGANS TRACK – (PLAN D/1 - 2)

The application is to seek the Board's approval to replace an existing single garage with a double garage partially on legal road as shown on Plan D1 & 2.

This proposal requires the removal of garages 43 and 44. Garage 43 is occupied by the applicant and garage 44 is occupied by the owner of a property in Kinsey Terrace. Garage 44 is partially on the applicant's property. The growth of the vegetation outside garage 44's door indicates that the building is used for storage rather than garaging for a vehicle normally used by an occupier. The occupier of garage 44 had built a garage on his section in 1982. It is proposed to terminate the Deed of Licence to occupy and allow the proposal to commence.

This proposal will improve the visual environment and I recommend its approval subject to:

1. Deed of Licence being entered into with the Council.
2. Resource and Building Consents being obtained for the structures on road.
3. The engineering plan for the construction being approved by the City Streets Unit prior to the construction.
4. At the time of the construction, the owner being required to maintain the site in a safe and tidy manner at all times.
5. A sealed drive being required to serve the garage.
6. The owner being responsible for the future maintenance of the vehicle access and the garage.

Staff

Recommendation: That the above applications be approved subject to the conditions listed in the report.

Chairperson's

Recommendation: For discussion.