

14. STRUCTURE ON STREET APPLICATION AT 179 HACKTHORNE ROAD

Officer responsible City Streets Manager	Author Weng-Kei Chen, DDI 941-8655
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The purpose of this report is to seek Board's approval for the construction of a retaining wall and part of a double garage and driveway, partially on legal road as shown on the attached Plan A1-3. The plans show the site development and the encroachment of the structures along the road frontage at 179 Hackthorne Road.

THE PROPOSAL

The proposal is to build a dwelling unit with drive-on access to a double garage on a relatively steep hill section. The section is approximately 6.25 m behind the kerb and channel and is 3m below the roadway. The house design incorporates a double garage which occupies approximately 24m² of legal road. A precast concrete slab driveway and concrete retaining wall will also be constructed to serve this garage. The part of the structure that will be visible on the road is the roof of the garage. This roof will intrude approximately 1.2m above the footpath and will be 1m from the edge of the existing footpath. With the proposed landscaping the intrusion on the road environment will have minimal effect. There are already two garages outside numbers 177 and 183 that intrude onto the road space.

To construct a garage entirely on the site will require additional earthworks and also encounter further intrusion on recession plain matters as detailed in the City Plan. This application is consistent with Council's policy for consideration of a garaging site on legal road.

Staff

Recommendation: That the Board approve the construction of a retaining wall and part of a double garage and driveway, partially on legal road as shown on the attached Plan A1-3, subject to:

1. Deed of licence being entered into with the Council.
2. Resource and Building Consents being obtained.
3. The road frontage being kept tidy and safe for all road users at the time of construction.
4. The physical work being carried out within six months of approval.

Chairperson's

Recommendation: I support the officer's recommendation.