

8. STRUCTURE ON STREET APPLICATION FOR 207 AND 209 TAYLORS MISTAKE ROAD

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Unit Manager
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PURPOSE OF REPORT

1. The purpose of this report is to seek approval from the Hagley Ferrymead Community Board to erect a structure on street at 207 and 209 Taylors Mistake Road.

EXECUTIVE SUMMARY

2. A Structure on Street application for a new driveway with retaining walls parking platform and double garage sited on legal road has been made by a representative of the owners. The proposal includes new shared access for numbers 207 and 209 Taylors Mistake Road (**see Attachment 1**).
3. Staff have assessed the sighting of the structures against the Structure on Street Policy and have deemed that the structures will have minimal effect of the function of the road now and in the future.
4. One owner currently has a single garage which will be demolished to make room for the proposed double garage structure and public parking.
5. The proposed double garage structure will be located below the level of the road. Approval is sought so that construction of the new garage can commence prior to construction of the Council's Taylors Mistake Road, Stage 3 contract (**see Attachment 2**).
6. Affected neighbours are in favour of the scheme which will provide improved public parking facilities for residents at this location.

FINANCIAL AND LEGAL CONSIDERATIONS

7. Community Boards have been delegated authority to approve Structure on Street applications for garages and parking platforms.
8. The application is subject to compliance with other Council requirements, i.e. resource and building consents.
9. The owner is responsible for the cost to relocate any services.
10. A deed of licence fee for the occupation of legal road will accrue to the Council.

STAFF RECOMMENDATIONS

It is recommended that the Board:

- (a) Approve the application for the structures located on legal road adjoining 207 and 209 Taylors Mistake Road subject to the following conditions:
 - (i) Resource and building consents being obtained.
 - (ii) The owner being entirely responsible for the stability, safety and future maintenance of the bank, driveway and formation work associated with the structure.
 - (iii) The site being kept in a tidy condition at all times during the course of construction.
- (b) Revoke the current Deed of licence for the single garage and enter into a new agreement for the proposed double garage.

CHAIRPERSON'S RECOMMENDATION

For discussion.

BACKGROUND

11. The owners of 207 and 209 Taylors Mistake Road have made a Structure on Street application to erect a new double garage located on legal road adjoining 207 and 209 Taylors Mistake Road.
12. The Structure on Street Policy states that when considering the application the Council must be satisfied that:
 - Safety of all road users is not compromised.
 - Legal right of access is maintained for individual property owners.
 - The applicant is unable to construct the structure on his or her land because of the nature of the terrain.
 - The proposal is consistent with the City Plan objectives on property access and parking requirements.
 - The road environment is not unduly compromised with the presence of the structure.
 - The visual intrusion to the streetscape will have minimal effect to road users.
(Road users include pedestrians, cyclists and other commuters.)
13. Staff have assessed the location of the structures in terms of road status and any future plans for network growth. Taylors Mistake Road is classified as a local road. A road with this classification typically carries up to 3000 vehicles per day and has a carriageway width of between 9 and 14 metres in width of which the current carriageway does not comply. There are no future plans which require the carriageway to be widened in this location.
14. The geography of the site is such that there is little likelihood that any further widening will occur where the proposed garage is sited (**see Attachment 3**). Work will commence soon on Stage 3 of the renewal of Taylors Mistake Road which passes the properties of 207 and 209 Taylors Mistake Road.
15. The two properties are located on the corner of a tight bend in Taylors Mistake Road. The bend occurs on a spur of the hill and results in both sites having steep and difficult access with limited road frontages (see photos).
16. The proposed drive will run parallel to an existing drive to 211 Taylors Mistake Road. The proposal will see the removal of an existing single garage above 207 Taylors Mistake Road. The single crossing to the two properties and the removal of the single garage will allow for additional on street parking.
17. The double garage for 209 Taylors Mistake Road will be built under the proposed road formation from the Council renewal contract and would have no impact on the road function. Locating the garage under the roadway will assist parking in this vicinity.

OPTIONS

18. To decline the application.
19. To approve the application subject to the following conditions:
 - A deed of licence being entered into with the Council.
 - Resource and building consents being obtained.
 - The owner being entirely responsible for the stability, safety and future maintenance of the bank, driveway and formation work associated with the structure.
 - The site being kept in a tidy condition at all times during the course of construction.
 - Maintaining clear access for pedestrians.

PREFERRED OPTION

20. To approve the application subject to approval for other consents and relocation of services (if required) as listed in paragraph 18.