

9. STRUCTURE ON STREET APPLICATION FOR 150 MCCORMACKS BAY ROAD

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and City Streets Manager
Author:	Tony Lange, Asset Engineer

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 150 McCormacks Bay Road.

EXECUTIVE SUMMARY

2. A structure on street application for a new double garage sited on legal road has been made by a representative of the owner.
3. Staff have assessed the siting of the structure against the Structure on Street Policy and have deemed that the structure will have minimal effect of the function of the road now and in the future.
4. The owner currently has a single garage which will be demolished to make room for the proposed structure.
5. The owner has agreed to a minor change in location to improve pedestrian safety.
6. The owner undertakes to landscape the site and paint the new structure to blend with the surrounding area.

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. This is valued at \$200 for a double garage.

STAFF RECOMMENDATIONS

It is recommended that the Board:

1. Approve the application for a structure located partially on legal road adjoining 150 McCormacks Bay Road.
2. 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 150 McCormacks Bay Road have made a structure on street application to erect a new double garage located on legal road adjoining 150 McCormacks Bay Road.
12. The structure on street Policy states that when considering the application the Council must be satisfied that:
 - the 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 structure in terms of road status and any future plans for network growth. McCormacks Bay Road is classified as a local road. A road with this classification typically carries up to 1500 vehicles per day and has a carriageway width of between 9 and 14 metres in width of which the current carriageway complies. 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 widening will occur where the proposed garage is sited **(Attached photos)**.
15. Staff have asked for a minor change in the proposed location to improve pedestrian safety.
16. The owner has agreed to this minor change in location and have provided an amended site plan **(Attached)**.
17. The current structure is painted to reduce the visual impact of the structure in the road environment. The Board could impose a condition on the owner that the new structure blends with the road environment through the appropriate use of material, paint and landscaping.

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). It is appropriate to recommend the approval of the application, as the application is fully consistent with Council policy, and there are no compelling reasons to decline the application.