

8. STRUCTURE ON STREET APPLICATION FOR 41 SCARBOROUGH 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 Board to erect a structure on street at 41 Scarborough Road.

EXECUTIVE SUMMARY

2. A structure on street application for a new driveway extension sited on legal road has been made by a representative of the owners (see **attached** plan).
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 has obtained consent from the adjoining landowner for the location of the new structure and shared use of the existing structure.

FINANCIAL AND LEGAL CONSIDERATIONS

5. Community Boards have been delegated authority to approve structure on street applications for garages and parking platforms.
6. The application is subject to compliance with other Council requirements, ie resource and building consents.
7. The owner is responsible for the cost to relocate any services.
8. A Deed of Licence fee for the occupation of legal road will accrue to the Council.

STAFF RECOMMENDATIONS

It is recommended that the Community Board:

- (a) Approve the application for the structure located on legal road adjoining 41 Scarborough Road subject to the following conditions:
 - 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.
- (b) Enter into a Deed of Licence for the proposed structure with the owner of 41 Scarborough Road.

CHAIRPERSON'S RECOMMENDATION

For discussion.

BACKGROUND

9. The owners of 41 Scarborough Road have made a structure on street application to extend an existing structure, located on legal road, to allow drive on access to their property (see **attached** plan). The owners plan to redevelop the site and wish to provide drive on access with off-street parking for multiple vehicles.
10. 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).
11. Staff have assessed the location of the structure in terms of road status and any future plans for network growth. Scarborough Road is classified as a collector road. A road with this classification typically carries up to 4,000 vehicles per day and has a carriageway width of between 12 and 14 metres in width. The current width of the carriageway at this location is approximately 6 metres. However, there are no future plans which require the carriageway to be widened in this location.
12. The topography of the site is such that there is little likelihood that any further widening will occur where the proposed extension is sited.
13. Some plans indicate that the existing path fronting 41 Scarborough Road partially occupies private property. However, the intent is to retain this link in its current location due to topographical constraints. This path provides access to a number of properties along this section of Scarborough Road. The path will require some modification as part of the development and through access will be impeded during construction.
14. There are a number of existing structures located on Scarborough Road that provide access to off-street parking for residents. On-street parking demand will be eased by the owners request to provide access to off street parking on their property.
15. Extending the existing structure will benefit the owner of 43 Scarborough Road by providing a manoeuvring area to improve egress from the property. The applicant has sought and had approval from the owner of 43 Scarborough Road for the extension.

OPTIONS

16. To decline the application.
17. To approve the application subject to the following conditions:
 - 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

18. To approve the application subject to approval for other consents and relocation of services (if required) as listed in paragraph 17.