

## 11. 24 RAPAKI ROAD – STRUCTURE ON STREET APPLICATION

<b>General Manager responsible:</b>	General Manager, City Environment Group, DDI: 941-8656
<b>Officer responsible:</b>	Transport and Greenspace Manager
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### PURPOSE OF REPORT

1. The purpose of this report is to seek approval from the Spreydon/Heathcote Community Board to erect structures on street at 24 Rapaki Road.

### EXECUTIVE SUMMARY

2. A Structure on Street application for a new driveway with retaining walls and double garage sited partially on legal road has been made by a representative of the owners (see **attached** plan). Staff have assessed the sighting of the structures against the Structure on Street Policy and have deemed that the structures will have a minimal effect on the function of the road now and in the future.
3. The owner currently has a single garage which will be retained. The proposed double garage structure will be located below the level of the formed road (see cross section on **attached** plan).
4. Traffic management may be required on the carriageway adjacent to 24 Rapaki Road to provide a safe sight distance for vehicles exiting 24 Rapaki Road. If required, a report will come to the Board to approve the on road markings subject to the approval of this application.
5. The owner has expressed a desire to purchase a portion of legal road.

### FINANCIAL AND LEGAL CONSIDERATIONS

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

## BACKGROUND FOR 24 RAPAKI ROAD – STRUCTURE ON STREET APPLICATION

10. The owners of 24 Rapaki Road have made a Structure on Street application to erect a new double garage located partly on legal road. Access to the double garage will require the construction of a new driveway that will incorporate a retaining wall, both of which are located partly on legal road (see **attached** plan).
11. 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.
12. Staff have assessed the location of the structures in terms of road status and any future plans for network growth. Rapaki Road is classified as a local road. A road with this classification typically carries up to 1000 vehicles per day and has a carriageway width of between 7.5 and 14 metres, to which the carriageway at this location does not comply, the current width of the carriageway is 4.5 metres. There are no future plans which require the carriageway to be widened in this location.
13. The topography of the site is such that there is little likelihood that any further widening will occur where the proposed garage is sited (refer **attached** photos).
14. The carriageway of Rapaki Road, at this point, is narrow and measures 4.5 metres of usable space. This is of sufficient width to allow two vehicles to pass with care. However, vehicles are able to park on the road adjacent to 24 Rapaki Road and in so doing, restrict the usable width such that vehicles travelling in opposite directions cannot pass.
15. Council staff have reviewed the plans and inspected the site in respect to the vehicle entrance with vehicles entering and exiting the drive. The issue they have identified is the lack of safe sight distance for a vehicle exiting the site given the severe angle that a driver must turn to establish safe passage from cyclists and motorists travelling from Rapaki Track. This is compounded by parked vehicles on the downhill side of Rapaki Road.
16. Rapaki Road provides access to Rapaki Track which is well utilised by mountain bikers, walkers and runners. Some residents of Rapaki Road have reported a number of accidents involving mountain bikes travelling, at speed, downhill coming into conflict with vehicles along Rapaki Road. These accidents may be exasperated by the minimal width of the carriageway and the high parking demand for resident vehicles. Staff need to review the traffic management on Rapaki Road to address this safety issue and, if change is needed, will present a report to the Board with the proposed changes.
17. The proposed drive will run parallel to the carriageway and will include a turntable to allow vehicles to turn around on site.
18. The owners have a single garage which will be retained to assist with the family's high parking demand. On street parking demand will be eased by the owners request to provide off street parking.

## **OPTIONS**

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

## **PREFERRED OPTION**

21. To approve the application subject to approval for other consents and relocation of services (if required) as listed above.

## **STAFF RECOMMENDATIONS**

It is recommended that the Community Board:

- (a) Approve the application for the structures located on legal road adjoining 24 Rapaki 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) Authorise a Deed of License for the Council to enter into a new agreement for the proposed double garage.

## **CHAIRPERSON'S RECOMMENDATION**

For discussion.