

## 9. STRUCTURE ON STREET APPLICATION – 7A DYERS PASS ROAD

<b>Officer responsible</b> City Streets Manager	<b>Author</b> Weng-Kei Chen, DDI 941-8655
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The purpose of this report is to seek the Board's approval for the construction of a double garage and a rock wall along the footpath outside 7a Dyers Pass Road, as shown on the attached plans (A1 and A2). These structures are on legal road.

### BACKGROUND

Dyers Pass Road is a minor arterial route in the road network serving the Living Hills suburb. The residential properties along this road are also in a special amenity area where any future developments must take into consideration the current features, eg rock walls and landscape.

The applicant has a single garage on legal road with its door opening directly onto the footpath, making access onto the road difficult. The construction of a garage on the property will require the driveway to be built across the frontage of the property and this will incur significant earthwork, bank retention and changes to the existing landscape. The proposed garage on legal road will have a common vehicle crossing with the neighbour at 9a Dyers Pass Road. The proposal will have added benefits as the flatter area on legal road will allow good manoeuvring and stopping facilities for both properties. The construction of a rockfacing wall along the footpath will be able to mitigate the objectives of the City Plan for special amenity areas. In addition, this proposal also complies with the Council's policy for construction of garages on legal road. The Council's Planner supports this concept and, accordingly, approval is recommended subject to:

1. The applicant obtaining both resource and building consents.
2. Deed of Licence being entered into with the Council.
3. The applicant being responsible for keeping the site tidy at the time of construction and also ensuring that a safe footpath space is available for pedestrians at all times.

### Staff

**Recommendation:** That the Board approve the construction of a double garage and retaining wall on legal road as shown on Plans A1 and A2, subject to conditions 1 to 3 as outlined in the report.

### Chairperson's

**Recommendation:** That the staff recommendation be supported.