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Precis: Building Approval-Unmade Roads

Responsible Officer: Policy Coordinator

Document:

TITLE: Determination of Building Approval for Buildings Fronting
Unmade Roads
AUTHORITY: Council
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REPORT NO: TP 43/1982-W&S
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5 March 2003 (DC&RS 26/2003 - 781)

This Policy to be reviewed as significant amendment is required and it is anticipated will be presented to Council prior to May 7, 2003. The Policy should be retained at present.

OBJECTIVE

To determine whether building approval should be granted for buildings fronting unmade roads.

POLICY

A) For the granting of development consent for building on land fronting unformed roads in and around village areas:

1. Where a developer wishes to erect more than one dwelling fronting an unformed road or more than one building block off any unformed road, that he be required to bear the full cost of works and services to the following standard:
 - (i) The construction and sealing of all sections of the streets in the area where residential development is required including provision of kerb and guttering.
 - (ii) Provide formal footpaths to design level.
 - (iii) Provide a minimum of pipe drainage to the extent deemed necessary by the City Engineer.
 - (iv) Provide electricity (overhead).
 - (v) Provide sewer if available.

All design work and supervision be carried out to Council's satisfaction at the Developer's cost.

2. Where an individual submits a building application for a lot fronting an unformed road in a residential type area then a standard contribution of \$800.00 per lot for pipe drainage and a contribution of \$36.00 per linear metre of road frontage for road construction is to be paid before building approval is granted.

B) Council issue a notice with all Section 149 Certificates informing people of this Policy and the procedure which is to be carried out in regard to road construction.

Note: For maps indicating unformed roads, refer to maps adopted by Council on 11 August 1982, Town Planners Report No. 81/1982 to Works and Services Committee.