

Policy Status: Approved

Document Type: Policy
Primary Keyword: Information Management
Secondary Keyword: Council Policies
Tertiary Keyword: Policy register update

Created by Rebecca Crossley **Last Updated** 20/07/2004

Precis: Building Approval-Unformed Roads, Heddon Greta

Responsible Officer: Policy Coordinator

Document:

TITLE: Conditions for Buildings on Land Fronting Unformed Roads in Heddon Greta
AUTHORITY: Council
DATE OF ADOPTION/AMENDMENT: 8 December 1982
REPORT NO: TP 134/1982
MINUTE NO: 1071
POLICY NO: B30.3
POSITION RESPONSIBLE:
RELEVANT LEGISLATION:
PREVIOUS POLICY NO:
DATE LAST REVIEWED: 17 September 2003 - DC&RS 125/2003 - 896

17 September 2003 (DC&RS 125/2003 - 896)

Policy be retained at present pending completion of the Unformed Roads Review.

OBJECTIVE

To establish conditions for the building on land fronting unformed roads in Heddon Greta.

POLICY

17 July 2002 (S&CS 106/2002 - 640)

1. Council approve the amendment to Policy B30.3 by the deletion of Clause 4:

“Council not allow buildings on Lots 3 and 12, Section 1; Lot 26, Section 9 and Lot 6, Section 10, until a

satisfactory pipe drainage system be installed”.

2. Council accept the granting of an easement to drain water 3 wide over Lots 1 and 26, Section 9, DP 3816.
3. The General Manager be authorised to sign any documents necessary for the granting of the easement to drain water 3 wide over Lots 1 and 26, Section 9, DP 3816.

26 June 1991 (CTP 78/1991 - 2583)

Building works, other than minor improvements and maintenance work, to the existing dwellings not be permitted on Lot 3, Section 14, and Lots 41 and 42, DP 630361, until such time as the filling of these lots is carried out to overcome the drainage problems associated with the low lying nature of the lots.

8 December 1982 (TP 134/1982 - 1071)

1. A contribution of \$4,600 per lot be required before building applications will be accepted on the following lots:

Lots 14-17, Section 7;
Lots 11-18, Section 19;
Lots 4-7 and 11-20, Section 20;
Lots 1-20, Section 21; and
Lots 1-15 and 17 and 20, Section 22, Bowden, Cooper and Halls Street, Heddon Greta.
2. A contribution of \$2,000 per lot be required before building applications will be accepted on the following lots:

Lots 16-17, Section 2; and
Lots 5-9 and 21-24, Section 9, Bowden and Trenchard Streets Heddon Greta.
3. A contribution of \$3,000 per lot be required before building applications will be accepted on the following lots:

Lots 8-11, Section 1; and
Lots 1-3, Section 9, Trenchard Street, Heddon Greta.
4. ~~Council not allow buildings on Lots 3 and 12, Section 1; Lot 26, Section 9 and Lot 6, Section 10, until a satisfactory pipe drainage system has been installed.~~
5. All contributions set out in Recommendations 1, 2 and 3 be used to provide temporary access to each lot at the time of building and proper access when sufficient homes have been constructed. This to include proper watermains to replace the temporary services to be provided by the owner.
6. Owners of land to be responsible for making arrangements with Shortland County Council for the provision of overhead power to individual allotments.
7. A Strand Building Company be advised of Council's decision.
8. Council's decision be noted on Section 149 Certificates.
9. Council's contribution towards construction of unformed roads be increased to \$920 for pipe drainage and \$43.00 per linear metre of road frontage for roadworks.