

BUILDING ON RESERVE LAND POLICY

Source:	Council Meeting		
Date:	21/01/2009		
Reviewed:	15/07/2014	Next review:	2017
See also:	Building Act 2004, Resource Management Act 1991		

Buildings/Building Extensions

Buildings or building extensions will not be permitted on reserve land or road reserve without the prior, specific approval of the Buller District Council.

Bridges on Road Reserve

Where permission is sought to construct a bridge on road reserve, prior specific approval may be granted by the Manager Operations subject to the following conditions:

- a) The applicant obtains resource consents if required from the West Coast Regional Council and Buller District Council and complies with all conditions of those consents;
- b) The applicant enters into a licence to occupy which will require a bond to be furnished to the Council to cover the cost of removal. The costs to be determined by the Manager Operations;
- c) The applicant agree as part of the licence to occupy to have the bridge/s inspected on a three yearly cycle (or at any other time after a major flood event that in the opinion of the Manager Operations is warranted) by a Chartered Professional Engineer and that any maintenance that is identified as part of the inspection is undertaken at their cost to the standard required by the Engineer who will furnish producer statements for any maintenance undertaken;

- d) That while the bridge/s remain in place that these conditions apply to any successor in title.

In recognition of the fact that reserve land does not generally have certificates of title, building consents are not able to be issued on land which is subject to a natural hazard, as defined within Section 71 of the Building Act.

Verandahs over Road Reserve

Verandah construction over road reserve is permitted providing prior approval is given from the Manager Operations for Council owned land or an encroachment agreement has been obtained from the New Zealand Transport Agency for state highways.