

TITLE

E706 PLANNING - CROWN ACCESS (RESERVED) ROADS

DEPARTMENT

Engineering & Planning Services

POLICY DIRECTIVE

This policy applies to development or occupation of property for the whole of the municipality where legally formed access roads do not exist.

HISTORY

Council Resolution 361/93 Meeting of 29 June 1993.

Council Resolution 357/94 Meeting of 20 September 1994.

Council Resolution 176/00 Ordinary Meeting of 18 April 2000.

Council Resolution 449/01 Meeting of 16 October 2001.

POLICY

PART A

Where in the opinion of Council, there is no potential for future development demand, encompassing at least 6 allotments of land, then the following conditions are to attach to development consents, approvals or requests for Council to maintain crown access (Reserved) or similar type roads. Such roads will remain in their existing condition save for work performed by the users of the road.

1. Confirmation from the Crown Land Services (Department of Environment and Planning) in relation to a Crown Temporary Licence for Access Purposes, forming approved and legal access to the property involved.
2. The developer is required to construct a reasonable means of access to the property, which is sufficient for trafficable use.
3. The developer is not to debar access to an existing track used by the general public for access to the foreshore.
4. The developer is to comply with the provision of legal access, over the designated road reserves.
5. Council advises that it is under no obligation to construct or upgrade the road, should it become impassable due to additional traffic wear or seasonal conditions.

PART B

This part applies where council is of the opinion that there is potential for above average development in an area where access is gained by the use of an unformed crown access or similar road.

1. It is Council's policy that where any consent or approval is granted for development along or in the vicinity of an unformed crown access or similar road, that developers, applicants etc will be required to contribute an amount, calculated on per lot or per structure basis (Subdivision, Building or Development approval) towards the cost of construction, acquisition or maintenance of the road. While the previous policy provided for a contribution of \$5 000 per lot, per structure etc, this amount is now regarded as the minimum amount required and it may be increased depending upon the circumstances of each individual case; and
2. Council is to have at its discretion the right to impose any of the conditions listed in part of A of this policy statement and to impose further conditions where necessary.

ADDITIONAL INFORMATION