

BACHES ON LEGAL ROAD RESERVES POLICY

Source:	Council		
Date:	26/01/2005		
Reviewed:	15/07/2014	Next review:	2017
See also:			

1. That Council rescind the resolution of 24 October 2002 requiring mandatory leases for the retention of baches on Council owned road reserve.
2. That Council requires owners of baches on Council owned legal road to enter into a licence to occupy.
3. That the licence to occupy include an assignable but non-renewable 15 year term expiring on 1 September 2020.
4. That Council allows bach owners, at their cost, to seek a road closure and freeholding of their property during the term of the licence to occupy.
5. That at the termination of the 15 year term of the licence to occupy, bach owners are entitled to no compensation and must remove any improvements within one month of the end of term i.e. 1 October 2020.
6. That the licence to occupy includes such other terms as advised by Council's legal advisers.
7. That the rental for the licence to occupy be 2.5% of the rateable land value as ascertained by Quotable Value.
8. That during the term of the licence to occupy the rental be reviewed at three yearly intervals in line with Council's policy on licences to occupy and leases.
9. That the rental be established over the area of occupation. The area will be as agreed between Council and the bach owners over the next six months.

10. That Council assist bach owners endeavours to freehold the area of occupation agreed to.
11. That Council engage with the bach owners and ascertain whether they would be prepared to combine and have the Council facilitate freeholding at the cost of the bach owners.
12. That if a licence to occupy is not entered into by bach owners by 1 September 2005, that Council require the removal of baches by 1 October 2005.