

VERANDAHS OVER PUBLIC PLACES POLICY

Source:	Operations Meeting
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See also:	Local Government Act 2002

New Verandahs

No person shall erect or cause to be erected any verandah which encroaches in whole or in part over any public place otherwise than in accordance with the provisions set out hereunder and any further conditions that may be imposed by the Manager of Operations or the Council:

- (i) No verandah shall be erected over any public place, which is less than 12 metres in width, or in any case where there is no formed footway.
- (ii) All verandahs shall be of the suspended or cantilever type designed to the approval of the Manager of Operations and shall, as far as is practicable, conform with adjoining verandahs in regard to height, and depth of fascia, unless directed or permitted by the Manager of Operations.
- (iii) Every verandah or part of a verandah shall be erected at a height of not less than 2.9 metres above the level of the kerb of the footway. It shall extend from the supporting building to a distance of 450 mm inside a vertical line drawn from the face of the kerb and no farther.
- (iv) The main supporting members of every verandah shall unless otherwise approved by the Manager of Operations be of steel which, except where embedded in concrete, shall be galvanised or painted with an approved paint or with other approved protection against corrosion before being enclosed in any way. Any approved removable panel

shall be provided under or alongside each steel beam to enable the beams to be readily inspected.

- (v) Except in the case of concrete verandahs the fascia shall be not less than 300 mm nor more than 450 mm in depth and shall be of a uniform level unless otherwise approved by the Council.
- (vi) The roof covering shall be of approved weather-resisting material and shall be provided with a fall of not less than 50 mm in 3.0 metres towards the building and with approved gutters leading to downpipes. Downpipes shall not project beyond the boundary or building line within a height of 2.4 metres above footway level.
- (vii) Ceilings shall be lined with approved material and all parts of a verandah shall be finished and painted to the approval of the Manager of Operations. No glass shall be used in the roof of a verandah without the approval of the Manager of Operations.
- (viii) The ends of every verandah shall be at an angle of 90 degrees with the street boundary, provided that on a corner or in unusual circumstances the Manager of Operations may direct otherwise. Where a verandah is erected to abut an existing verandah the junction of such verandah shall be made weatherproof to the satisfaction of the Manager of Operations by the owner of the newly erected verandah.

The Manager of Operations may prohibit the erection of a concrete verandah if he is of the opinion that the same cannot be erected without interfering with the public use of the street and footway to a greater extent than would be necessary to construct the verandah in other approved materials.

Existing Verandahs

No verandah shall be repaired unless the building to which it is attached is in the opinion of the Manager of Operations in a satisfactory condition.

Columns or posts for replacement purposes shall be of galvanised wrought iron or steel of not less than 90 mm external diameter or cast iron of not less than 100 mm external diameter, with flanges at the top and provision for securing the bottom. Cast iron posts shall be reinforced with not less than a 20 mm rod down the centre and the core filled with cement grout.

No person shall repair any verandah or other projection over a public place, without first providing such scaffolding or other safeguards as may be necessary (having regard to the nature of the work to be done) to prevent any tool or material used or intended to be used or disturbed in connection with such work from falling on such public place.

Any verandah heretofore or hereafter erected shall be maintained by the owner of the building or premises to which the verandah belongs in good and substantial repair and condition to the satisfaction of the Council.

Removal of Verandahs

Where the Council considers that the safety or the interests of the public (of which the Council shall be the sole judge) requires the removal of any verandah, the Council may by resolution revoke any permission granted for the erection of the verandah, and require the owner of the building or premises to which the verandah is annexed or of which it forms a part, to remove the verandah and the owner shall, within seven days from the receipt by him of a notice to rectify from the Council to that effect, take down and remove the verandah at his expense.

If the owner fails to remove the verandah within the time stipulated in the notice the Council may take down and remove the verandah at the expense of the owner, and for that purpose officers of the Council may enter into and upon the building and premises of the owner in accordance with the provisions of the Local Government Act 2002.

Where a verandah is removed pursuant to this clause the Council shall not be liable for any flashing, making good, or other work which may be rendered necessary or desirable through the removal of the verandah or for any damage caused by or arising out of the removal or to pay any compensation in respect of the relocation or removal.