



RCSPROC

Whakatane District Council Tax Invoice



CUSTOMER

SA & CG THORNTON
C/-HARRISON & GRIERSON
PO BOX 336
WHAKATANE 3080

TAX INVOICE

PAGE 1

INVOICE NUMBER I 30783

DATE 16Jun03

DEBTOR NUMBER 75279/7404

G.S.T. REG. NO. 16-940-356

CLIENT REF.

DETAILS

AMOUNT

PLANNING ASSIST	66.67
PLANNER	142.22
DISTRICT PLANNER	14.82
SENIOR INSPECTOR	16.67
ENGINEER	124.44
MONITORING FEE	50.00
DEPOSIT PAID	360.00CF

24.3.03.43 - ADDITIONAL ADMIN CHARGES FOR PROCESSING
OF SUBDIVISION APPLICATION

ALL COSTS ASSOCIATED WITH COLLECTING UNPAID ACCOUNTS WILL BE PASSED ONTO THE DEBTOR

SUB TOTAL 54.82

G.S.T 6.85

TOTAL 61.67

Whakatane District Council Commerce Street Private Bag 1002 Whakatane 3080 New Zealand
Telephone 07 306 0500 Facsimile 07 307 0718 Email information@whakatane-dc.govt.nz

▼ Detach this portion and return with your payment to the address below.



Whakatane District Council
Commerce Street
Private Bag 1002 Whakatane 3080
New Zealand

INVOICE NUMBER	I 30783
DEBTOR NUMBER	75279/7404
NAME	THORNTON SA
AMOUNT	61.67

Applicant: Thomson
RC ID: 24-3.03-43

[illegible]

	Total Hrs
PA	90
Plnr	120
Snr Plnr	
DP	10
DSD	
Mon	
Hrg	

Date	Staff	Comments	Total Hrs
	Parks Officer		
	Project Engineer		120
	Senior Inspector		15
	Property Officer		

Date	PO Num#	Details	\$Amount
		Monitoring	56.25
		QVNZ	
		Consultant 1	
		Consultant 2	
		Advertising	
		Legal	
		Other	

- ☐ Additional admin charges for processing of subdivision consent
- ☐ Additional admin charges for processing landuse consent
- ☐ Additional admin charges for processing S224 for subdivision
- ☐ Other

Sub Total	466.67
Deposit	405-
To Pay	61.67

RC ID: 24.3.03.43
 Invoice Date: 13/06/2003
 Send Invoice To: Harrison & Grierson, PO Box 336, Whakatane
 Applicants Name: SA and CG Thornton
 Agents Name:
 Agents Address:
 Property Address: 24 Wainui Road, Ohope
 Postal Address: 8B Kowhai Street, Ohope

Subdivision Application 1

Position	Charge Code	Time (min)	Amount (\$)
Planning Assistant	68800-100	90	\$75.00
Planner	68800-100	120	\$160.00
Senior Planner	68800-100		
District Planner	68800-100	10	\$16.67
Director S and D	68800-100		
Senior Inspector	77800-100	15	\$18.75
Parks Officer	68800-100		
Development Engineer	68800-100	120	\$140.00

Disbursements

Details

QVNZ	68890-100	
Advertising	68890-100	
Consultant	68890-100	
	68890-100	
	68890-100	
	68890-100	
Monitoring Fee	68820-100	\$56.25
Total		\$466.67
Deposit Fee 1	68800	\$405.00
Deposit Fee 2	68800	
Balance to pay		\$61.67
<i>Includes GST of</i>		\$6.85

Information for Invoice:

Additional admin charges for processing of Subdivision Application 1

All figures include GST.



24.3.03.43

MEMORANDUM

TO: Kathy Belshaw

SUBJECT: **RESOURCE CONSENT APPLICATION – SA & CG
THORNTON. WAINUI RD, OHOPE**

DATE: 06 June 2003

Following the site meeting with Roelof the condition to be imposed is:

- Due to the steep gradient of the accessway and non compliance to Standard Drawing R 25 of Council's Engineering Code of Practice, the existing Vehicle entrance serving Lot 25 DPS 9167 (#24, Wainui Rd) shall be upgraded and concreted from the road boundary to the (existing concrete) driveway in accordance with standard Drawing R 28 of Council's Engineering Code of Practice. All works to be completed to the satisfaction of the Director – Works and Services.

g:\data\psbu\planning\wp\resource\2003\43.doc

g:\data\planning\comments\engineer\2003\43.doc

Satish

Project Engineer - Development

STAFF MEMBER	TIME (MINUTES)	COST/CODE	INITIAL	DATE
ENGINEERING	120		B.D.S	06 / 06/ 2003

13/6/03
Spoke to David.
This condition is
unreasonable
considering the nature
of the application.
Delete! Kathy B.

24. 3.03.43

MEMORANDUM

TO: District Inspector
Director Works and Services *Satish*
Manager Parks and Recreation
Property Administration Officer
Design Engineer
Asset Manager Roding

SUBJECT: RESOURCE CONSENT APPLICATION

DATE: 5.5.03

PLANNER: Kathy Belshaw

APPLICANT: SA/CG Thornton

PROPOSAL: Boundary Adjustment

FURTHER INFORMATION: _____

COMMENTS/CONDITIONS: _____

STAFF MEMBER	TIME (MINUTES)	COST	CODE	INITIAL	DATE
<i>Engineering</i>	<i>120</i>			<i>R.R.S</i>	<i>6/6/03</i>
TOTAL					

TO BE COMPLETED BY 12 / 5 / 03

24. 3.03.43

MEMORANDUM

TO: District Inspector
Director Works and Services
Manager Parks and Recreation
Property Administration Officer
Design Engineer
Asset Manager Roding

SUBJECT: RESOURCE CONSENT APPLICATION

DATE: 5.5.03

PLANNER: Kathy

APPLICANT: SA/CS Thornton

PROPOSAL: Boundary Adjustmen

FURTHER INFORMATION: _____

COMMENTS/CONDITIONS: _____

No objection

STAFF MEMBER	TIME (MINUTES)	COST	CODE	INITIAL	DATE
P. Hengels	15			AB	19.5.03
TOTAL					

TO BE COMPLETED BY 12/5/03

HARRISON GRIERSON

29 April 2003

The Chief Executive
Whakatane District Council
Private Bag 1002
WHAKATANE

Attention: Kathy Belshaw

Dear Sir

RESOURCE CONSENT (SUBDIVISION) APPLICATION: S A & C G THORNTON; WAINUI ROAD, OHOPE

We enclose for approval by your Council and application on behalf of the above for a proposed boundary adjustment. For the purposes of this application we enclose the following:

- 5 copies of the scheme plan (4658-SC01).
- An A4 reduction of the scheme plan.
- Resource Consent (Subdivision) Application on Form 5 RMA 1991.
- Our clients' cheque in the sum of \$405.00 being the required perusal fee deposit.

GENERAL PROPOSAL

This application is to adjust the boundary between two developed residential properties at Ohope. The adjusted allotments will both significantly be larger than the minimum requirement under both District Plan documents.

LOCATION & ZONING

Transitional District Plan - Residential A (Map No. 29)

Variation 2 To The Proposed District Plan - Residential 1 (Map No. 50)

LEGAL DESCRIPTION

The subject properties are held in C.T. SA15C/827 & SA16A/202. These titles are held by the applicants, S A & C G Thornton. A large two storey residence owned and occupied by the applicants is sited on Lot 24 DPS 10076 having access by means of a right of way from the end of Kowhai Street. Its' residential address is 8B Kowhai Street. The land below this dwelling slopes down to Wainui Road and is partly covered in scrub and young native tree growth. The other property (Lot 25 DPS 9167) contains a dwelling near the southern portion with access directly onto Wainui Road.

C O N S U L T I N G E N G I N E E R S S U R V E Y O R S P L A N N E R S

*Harrison Grierson Consultants Limited Ground Floor Concordia House 17 Pyne Street
Whakatane New Zealand PO Box 336 Whakatane Phone 07 308 5478 Facsimile 07 308 4907
E-mail whakatane@harrisingrierson.com www.harrisingrierson.com ISO 9001 Quality Assured*

BOUNDARY ADJUSTMENT PROPOSAL ¹⁰⁰⁷⁶

The current boundaries of Lot 24 DPS 10078 gives a frontage onto Wainui Road of approximately 22m but as stated above the vehicular access is via a right of way from Kowhai Street. This proposal is to sever the area fronting Wainui Road together with a sliver of land between the two properties as shown on the scheme plan. The nett effect is to reduce Lot 24 DPS 10076 by 640m² leaving a residue area of 2216m². Conversely, Lot 25 DPS 9167 will increase in area to approximately 1854m².

A result of the proposal will be that a Sec 321(3)(c) LGA consent will be required in terms of Lot 1 (residue Lot 24 DPS 10076) no longer having a legal road frontage. The frontage presently enjoyed by this title is not practical in terms of providing physical access to the building area anyway. In the future a potential additional lot could be derived from proposed Lot 2 but having access off the road entry onto Kowhai Street.

TRANSITIONAL DISTRICT PLAN RULES (Pg. 417 – 420)

The subdivision rules for the residential zone relevant to the application are:

- | | |
|-------------------|---|
| Minimum Area | – 400m ² |
| Minimum Frontage | – 4.0m (with provision to reduce to 0.1m when part of a right of way) |
| Shape Factor | – 18m diam. circle but with provision to reduce to 14m for existing allotments. |
| Building Platform | – 7m x 10m clear of existing legal and physical impediments. |

All of the above requirements are met by this proposal with the exception that no frontage will apply to Lot 1 which has a registered right of way access anyway.

PROPOSED WHAKATANE DISTRICT PLAN (VARIATION 2) (Pg 156 – 160)

- | | |
|------------------|---|
| Minimum Area | – 400m ² |
| Minimum Frontage | – 4.0m or alternatively have legal access to a formed road over a right of way (or equivalent). |
| Shape Factor | – 15m diam. circle |

Rule 4.1.8.1 provides for a boundary adjustment between existing land titles “which will leave each of the allotments involved with substantially the same land area and unchanged road frontages”.

In general the above requirements have been met with the exception of the boundary adjustment requirement that both lots be left with similar road frontages. In this instance one title will lose its legal road frontage but has a registered right of way in compliance with the provision referred to above.

TRANSITIONAL DISTRICT PLAN YARD REQUIREMENTS (Pg. 231 – 232)

The relevant rule for this application is:

- Rear Lots: All yards – 3.0m (but with provision to reduce to 1.5m on one yard)

The nearest part of the building on Lot 1 to the proposed new boundary is approximately 7.0m to the elevated deck area of the eastern end of the dwelling.

EXISTING SERVICES

All services are contained within the respective lots' boundaries. As a result, there will be no requirement to create easements etc nor will existing services require to be relaid.

RESERVES CONTRIBUTION

As no additional residential title is being created by this proposal, reserves contributions will not be payable.

ENVIRONMENTAL ASSESSMENT

The Fourth Schedule of the Resource Management Act 1991 requires the following matters to be considered for a subdivision:

(a) Effect on Neighbourhood

There should be no effect on the immediate or wider community given the nature of the proposal which will not create additional buildings and therefore there will be no additional inhabitants on the land.

(b) Physical Effects

The only physical effect as a result of this proposal will be new fencing along the proposal boundary. We therefore consider that the effect will be minor.

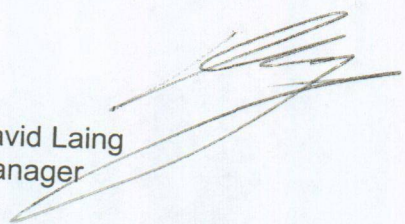
SUMMARY

In general, we believe that the subdivision rules for both the Transitional District Plan and the Proposed Whakatane District Plan (Variation 2) are generally in compliance. Both titles will remain relatively large for residential allotments and there are no issues arising such as relocation of services etc nor any obvious effects on the environment. The removal of the present road frontage to one of the titles is not significant as the title already has a registered right of way for vehicular access and the legal frontage is impractical for other than foot access.

We consider also that the proposal is in accordance with Part II of the RMA 1991 as it relates to sustainable management of the land resource and efficient use of physical resource.

Please advise if any other information is required for this application to be processed.

Yours faithfully
Harrison Grierson Consultants Limited


David Laing
Manager

W:\WKT\4658\Admin\let-tho-1-dal-djc.doc

Our Ref: 205884

AMALGAMATION CONDITION

CsT SA15C/827 & SA16A/202

8 May 2003

Whakatane District Council
Private Bag 1002
Whakatane 3080

Attention: David Bewley

Dear Sir

**APPLICATION UNDER SECTION 220(3) RESOURCE MANAGEMENT
ACT 1991**

Your Ref: 24.3.03.43

I refer to your letter of 6 May 2003 and advise that the proposed amalgamation conditions are acceptable.

It will therefore be practical to issue one certificate of title to comply with that condition pursuant to Section 220(1)(b)(ii) respectively of the Resource Management Act 1991.

The condition to be imposed is:

AMALGAMATION CONDITION

That Lot 2 hereon and Lot 25 DPS 9167 (CT SA16A/202) be held in the same Certificate of Title.

See Request 205884

Yours faithfully

pp Dale O'Brien
for Processing Centre Manager

WHAKATANE DISTRICT COUNCIL	
FILE:	
REG. No. 9/11328	
- 9 MAY 2003	
ACTIONED	DATE
1 David B	
2	
3	
4	

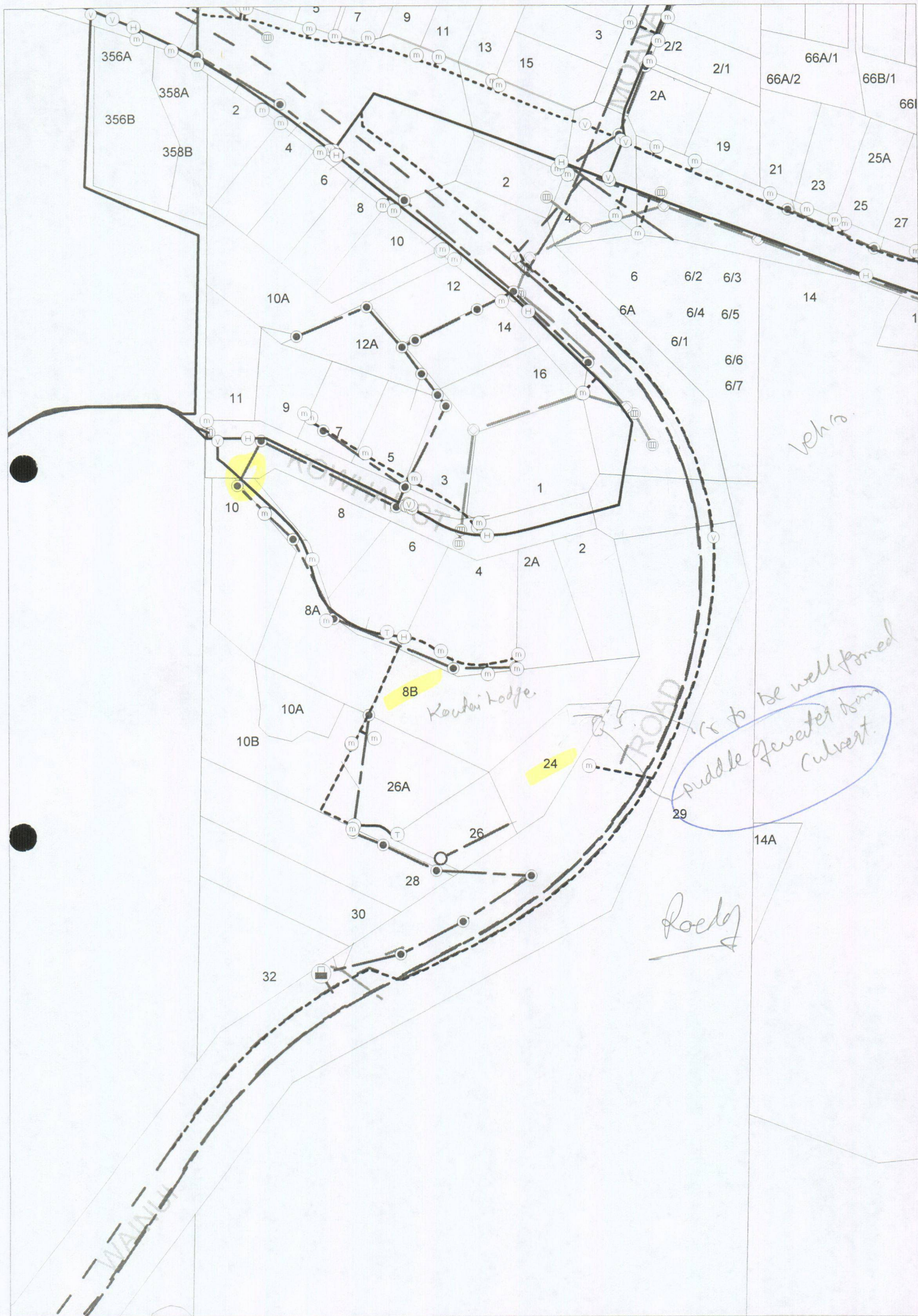
22.5.2003

Thornton

PLANNERS PROCESSING CHECKLIST

File Ref: 24.3.03.43

Initial processing	Done	Comments
Pre-site visit		
Check zones and features (Plans)		
Check archaeology and wahi tapu (GIS)		
Note affected parties (on MapInfo)		
Note effects		
Check Property file		
Check Subdivision file		
Due Date		
Site visit		
Site visit: Points to check 1. 2. Safety Issues re vehicle entrance 3. 4. 5.		Site visit notes * Future subdivision may require entrance off Waimu Rd. Visibility not good.
Post-site visit		
S92		
Complete S94 Form		
Sign off S94 at Wed consents meeting		
Check all circulated copies in		
Relevant Plan Rules/Policies 4.1.8.1		Conditions -
Draft consent letter/memo		
Send costing info sent Rozanna		
Decision made		
Complete consent		
Notify other consent processes		



24.3.03.43

6 May 2003

The Chairperson
Ohope Community Board
C/- Janie Storey
Whakatane District Council
Private Bag 1002
WHAKATANE

Dear Sir/Madam

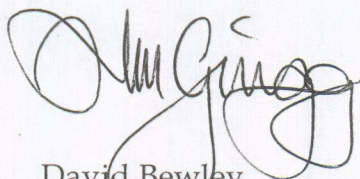
**PROPOSED SUBDIVISION: SA AND CG THORNTON
22 AND 24 WAINUI ROAD, OHOPE**

Please find enclosed a copy of the application for the above land use for your appraisal and comments.

I intend to present this proposal to Council for its consideration at the earliest opportunity. Your comments should therefore reach me on or before 20 May 2003. If you require additional time to formulate your comments, please let me know as soon as possible, so that the matter can be rescheduled.

Direct any queries you may have on this application to Kathy Belshaw (Planner).

Yours faithfully



David Bewley
DISTRICT PLANNER

Encl

G:\DATA\PLANNING\RC\24.3.03.43\ohopecirc-0605

6 May 2003

Dear Sir

Would you please advise whether or not it is practicable to issue one Certificate of Title for the purpose of complying with a condition of approval under Section 220(1)(b)(ii) Resource Management Act 1991 in respect of the above plan.

The proposed text is as follows:

"Approved pursuant to section 223 of the Resource Management Act 1991 on the day of 19 , subject to the amalgamation condition(s) set out hereon.

Authorised Officer"

“ That Lot 2 hereon and Lot 25 DPS 9167 be held in the same certificate of title.”

Please direct any queries on this matter to Kathy Belshaw (Planner) at this office.

Yours faithfully

David Rowley

David Bewley
DISTRICT PLANNER

Encls: 1 Scheme Plan
1 copy Surveyor's letter

G:\DATA\PLANNING\RC\24.3.03.43\DLRa-0605

24.3.03.43
5720/0024/000

1 May 2003

SA and CG Thornton
8B Kowhai Street
OHOPE

Dear Sir/Madam

ACKNOWLEDGEMENT OF RECEIPT OF RESOURCE CONSENT APPLICATION

Thank you for your application for a subdivision consent. We have allocated the following number to your application for future reference: 24.3.03.43

We are currently checking your application to ensure we have all the information we require to properly assess your proposal, and will contact you if a site visit is needed.

Further information

We may require further information:

- to help us understand and/or clarify any aspect of your proposal;
- to help us understand how you propose to mitigate any adverse effects that may arise;
- where we consider you have not adequately assessed all the potential effects.

We will advise you whether or not further information is required. If we do require further information, the processing of your application will stop until you provide us with the required information.

Processing your application

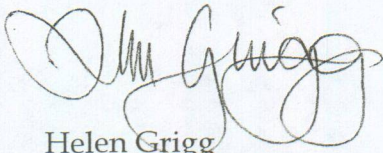
Once we are satisfied that we have all the information we require, we will decide how your application will be processed. Either your application will be publicly notified (notified) or will be processed without public notification (non-notified).

If it is to be publicly notified, we will advise you of this and notify it in the Whakatane Beacon within ten working days from either the date we receive any further information requested, or if we did not request further information, the date of this letter.

If your application is to proceed on a non-notified basis, you will receive a decision on your application within 20 working days from either the date we receive any further information requested, or if we did not request further information, the date of this letter.

If you have any questions about any part of these processes, please contact me at this office.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Helen Grigg', with a large, stylized loop at the end.

Helen Grigg
CUSTOMER SERVICES CONSENTS OFFICER

G:\DATA\PLANNING\RC\24.2.03.71\24.3.03.42\24.3.03.43\ack-0105

Whakatane District Council

Private Bag 1002, Whakatane 3400

GST Reg No. 16-940-356



Telephone (07) 307 9800

Fax No. (07) 307 0718

*RC ID/Ref: 24.3.03.43

PLANNING - PAYMENT DETAILS

Amount \$ 405- Date cheque received: 1.5.03

*Paid by: Scand Corp. Ltd (name of payee)

Applicant's Name: SA/CG Thornton

Details of payment:

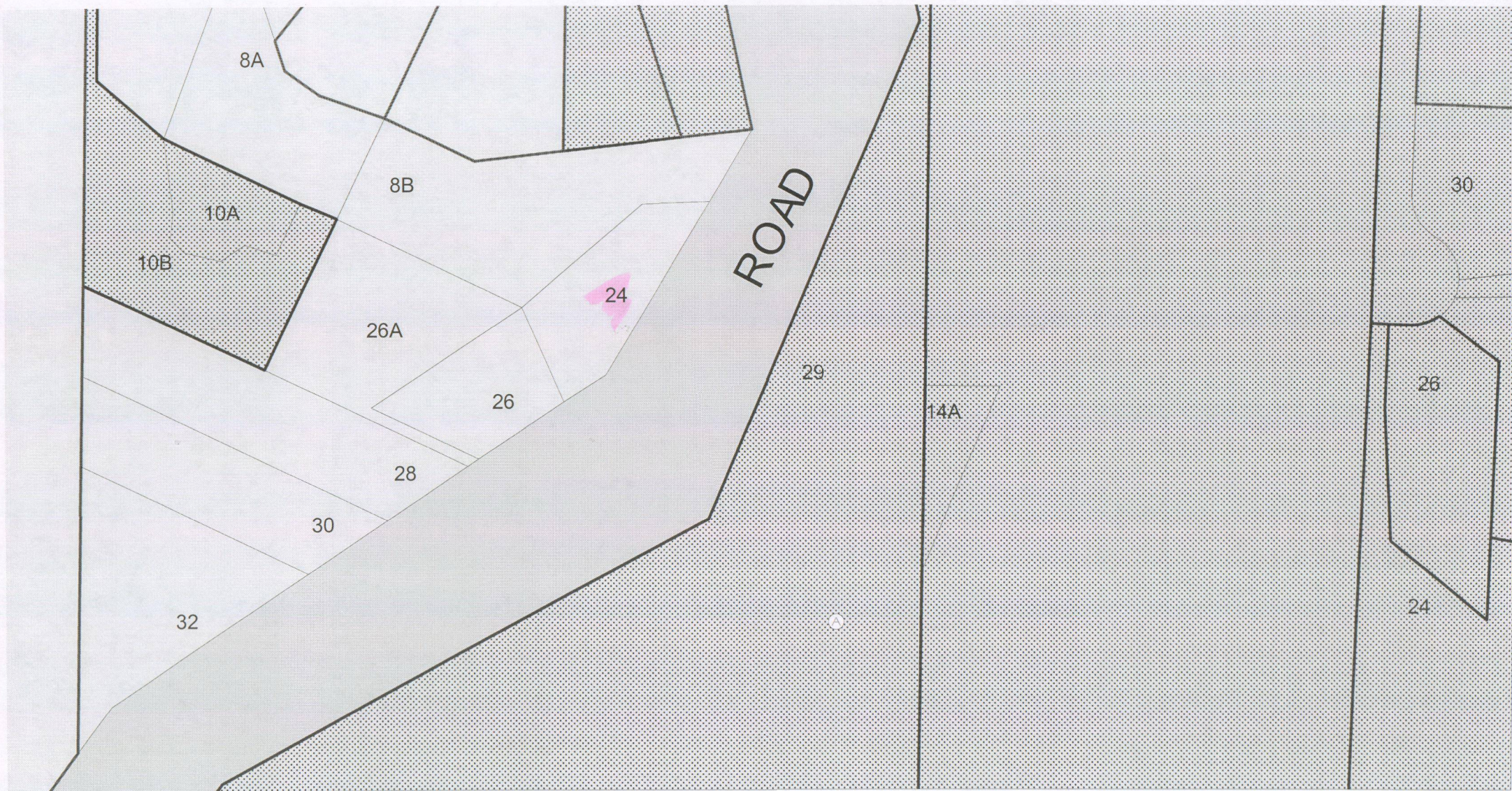
Tick	*Details	*Code	Amount
☒	Subdivision – deposit (GST incl)	68800	<u>405-</u>
☐	Land Use – deposit (GST incl)	68800	
☐	Sec 223/224 (GST incl)	68800	
☐	Reserves Contribution (GST incl) Area:	51820	
☐	Additional admin charges (GST incl) *Debtor No: *Invoice No:		
☐	Monitoring (GST incl)	68820	
☐	Bond (GST excl)	988400 742	
☐	Parking Contribution (GST incl)	68850	
☐	Roading Upgrade (GST incl)	988400 747	
☐	Development Contribution (GST incl) *Area:	051820	
☐	Other: (GST incl/excl)		
☐			

Receipt Number: 360016 Date: 1.5.03

* Denotes a field that must be entered into Corporate Vision



Environmental Services Department





Query the parcel table on selected fields

Property Enquiry

Property ID: 5720/0024/000

34455

Assessment: 07241/435.00

Situation: 24 WAINUI ROAD, OHOPE 3085

Occupiers: THORNTON, STEPHEN ANTHONY

THORNTON, CORNELIA ADRIANNA

Improvements: DWG OI

No Dwellings: 1

Area: 0.1214

Legal: LOT 25 DPS 9167

CT: 16A/202

Unit:

X-lease:

Apportionment: 0 Non-Applicable

Available: RT DG WB

Major Class:

1 of 1 Parcels found.

ASSESSMENT

Quick-query

All-query

Toggle

Output

Next

Previous

First

List

Exit

People

Rates Financial

Values

Text

Water Billing

Applications

Dogs

Documents

Use of Land

Full Legal Descr

Licences

Rates Compare

Classifications

Related Parcel

Resource Cons

Arrangements