

SS-2015-8386-00

22 February 2016



NEWLAND, NEVILLE RAYMOND
1098 BRAEMAR ROAD
RD 2
WHAKATANE 3192



Dear Sir

RESOURCE CONSENT INVOICE:

TYPE:	SUBDIVISION
APPLICANT:	NEWLAND, NEVILLE RAYMOND
DETAILS:	TWO LOT SUBDIVISION
ADDRESS:	37 SYMOND ROAD ONEPU

Please find attached to this letter Council's invoice for the additional charges relating to the processing of your Section 224 Certificate application to enable issue of the new Certificates of Title. These charges are in accordance with Section 36 of the Resource Management Act 1991 and the Council's Fees and Charges schedule.

This invoice is due for payment within 20 working days unless an objection to the charges is lodged in accordance with the provisions of section 357B of the Resource Management Act 1991. The objection under section 357B must be lodged with the Whakatane District Council within 15 working days of receipt of this invoice.

If you have any questions about this mater please contact me at this office.

Yours faithfully

Shane McGhie
TEAM LEADER CONSENTS - PLANNING

TAX INVOICE

GST REG NO: 16-940-356

NEWLAND, NEVILLE RAYMOND 1098 BRAEMAR ROAD RD 2 WHAKATANE 3192	Invoice No:	153807
	Date:	22 February 2016
	Customer No:	26381* 50298
	Council Reference:	SS-2015-8386-00

DETAILS	QTY	UNIT	AMOUNT
Two lot subdivision – 1098 Braemar Road / 37 Symond Road			
Processing Time Roding Engineer	2.00	150.00	300.00
Processing Time Senior Planner	0.17	120.00	19.92
Processing Time Asset Engineer Utilities	0.50	150.00	75.00
Processing Time Planning Administration Officer	1.50	85.00	127.50
S223 Survey Plan Approval			100.00
PLEASE NOTE COUNCIL'S BANK ACCOUNT NUMBER FROM 14 MARCH 2011 IS 01 0434 0334411 00			

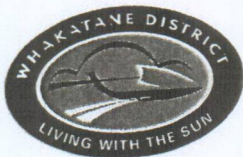
Receipt No: 2016*122864	LESS AMOUNT PAID	-\$350.00
	LESS DISCOUNT	-\$
	TOTAL TO PAY	\$272.42
	GST CONTENT	35.53

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

 Whakatane District Council Commerce Street Private Bag 1002 Whakatane 3120 New Zealand Telephone: 07 3060 500	NEWLAND, NEVILLE RAYMOND 1098 BRAEMAR ROAD RD 2 WHAKATANE 3192	INVOICE NUMBER:	153807
		CUSTOMER NO:	26381* 50298
		AMOUNT:	\$272.42

INVOICE 153807 - SUBDIVISION SS-2015-8386-00

EMPLOYEE	DATE	QTY	HOUR	MIN	CHARGES	DESCRIPTION
Abner Salanguit	22-Feb-16	2	2	0	300	Site inspection; review and report to Planner
John Mandemaker	22-Feb-16	0.17	0	10	19.92	Review conditions and approval to administrator
Leilani Salanguit	16-Feb-16	0.5	0	30	75	Check conditions and email to Planner
Nadia Bestgen	22-Feb-16	1.5	1	30	127.5	Receipt and scan application; circulate application to roading engineer, Three Waters department and Planner; maintain Council databases; attend to sign off of Section 224 Certificate in Landonline; documents to GIS for further mapping; create new parcels in Ozone; filing and Invoice
					100	Section 223 Certificate (approval of the Land Transfer Plan)
					-350	Deposit paid
					\$ 272.42	Balance outstanding



Whakatane District Council

Checklist for Circulation of Information to GIS Department and Property Admin Officer from Planning Department

File Ref: SS-2015-8386-00

GIS Ref: 0420/0166/000

Applicant: Newland
Location: 1098 Braemar Road

Please find attached:



S223 plan and schedule of easements



S224 information

Please note the following relevant items:

Consent Notice

Asbuilts

Esplande Strip/Reserve

Easement in Gross

New Road Named: _____

New Council Reserve

Conservancy / Covenant areas

No Special Features

Logged in Whoogle

☐
☐
☐
☐☐
☐
☐☐☐

Technical
Administration
Officer

Date:

22/2/16



TA Approvals

Territorial Authority	Whakatane District Council TA Certification Division	TA Reference	SS-2015-8386-00
Survey Number	LT 495520	Survey Purpose	LT Subdivision
Surveyor Reference	3284 Newland	Land District	South Auckland
Surveyor	Karl Michael Rendall		
Surveyor Firm	Ross Overington Surveyors (Whakatane)		
Dataset Description	Lots 1 & 2 Being a Subdivision of Lot 2 DP 419608		

TA Certificates

I hereby certify that plan LT 495520 was approved by the Whakatane District Council pursuant to section 223 of the Resource Management Act 1991 on the 22nd day of February 2016. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan LT 495520 ☒

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Whakatane District Council Dated this 22nd day of February 2016. ☒

Signature

Signed by Nadia Puti Bestgen, Authorised Officer, on 22/02/2016 11:06 AM

Receipt Information

Transaction Receipt Number	9576288
Signing Certificate (Distinguished Name)	Bestgen, Nadia Puti
Signing Certificate (Serial Number)	1292518711
Signature Date	22/02/2016

*** End of Report ***



Title Plan - LT 495520

Survey Number	LT 495520
Surveyor Reference	3284 Newland
Surveyor	Karl Michael Rendall
Survey Firm	Ross Overington Surveyors (Whakatane)
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 & 2 Being a Subdivision of Lot 2 DP 419608		
Status	Initiated		
Land District	South Auckland	Survey Class	Class B
Submitted Date		Survey Approval Date	
		Deposit Date	

Territorial Authorities

Whakatane District

Comprised In

CT 474655

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 495520	Fee Simple Title	1.2999 Ha	727116
Lot 2 Deposited Plan 495520	Fee Simple Title	4.2933 Ha	727117
Area A Deposited Plan 495520	Easement		
Area AB Deposited Plan 495520	Easement		
Area B Deposited Plan 495520	Easement		
Total Area		5.5932 Ha	

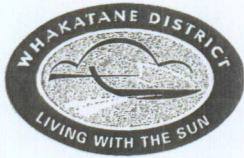
Schedule / Memorandum

Land Registration District	Plan Number
SOUTH AUCKLAND	DP 495520
Territorial Authority (the Council)	TA Reference
WHAKATANE DISTRICT COUNCIL	SS-2015-8417-00 (3284 Newland)

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Convey Water	A, AB	Lot 1 DP 495520	Lot 2 DP 495520

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement	Doc. Number
Right to Convey Electricity	B, AB	Lot 2 DP 495520	EI. 8483891.3 EI. 8483891.4

Note:



Whakatane District Council

SECTION 224 RESOURCE MANAGEMENT ACT 1991

File Ref: SS-2014-8386-00

Applicant: Newland

Location: 1098 Braemar Road

I confirm that:

1. The survey plan was signed by the Council within the last 3 years (pursuant to s223);
2. That all/some (*delete one*) of the conditions have been complied with to Councils satisfaction;
3. For those conditions not met:
 - A completion certificate has been issued (s222); ☐
 - A consent notice has been issued (s221); ☐
 - A bond has been entered into with Council (*refer below*). ☐
4. That an instrument creating an esplanade strip has been prepared; ☐ N/A
5. That an existing building (or part) including buildings under construction, to which the cross lease, company lease or unit title relates, complies or will comply with the provisions of the building code specified in s116(3) of the Building Act 2004; ☐ N/A
6. That the subdivision complies with s226 Resource Management Act 1991. ☐ N/A

Planning Officer: _____ Date: _____

Authorised Officer: [Signature] Date: 22/2/16

S224 TIME RECORD and NOTES

Date	Staff	Comments	Mins
22/2	John	check	10

SS-2015-8386-00
15 February 2016

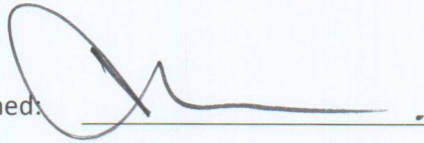
Referred To: WHAKATANE DISTRICT COUNCIL

SECTION 224(C) CERTIFICATE CHECKLIST

TYPE: SUBDIVISION
APPLICANT: NEWLAND, NEVILLE RAYMOND
DETAILS: TWO LOT SUBDIVISION
ADDRESS: 37 SYMOND ROAD
ONEPU

Please confirm whether the conditions of consent relevant to your department have been met. Please confirm by 19 February 2016

Condition	Approved	Not approved	Comments	
A	✓			
C	✓			
Fee Type		Fee Amount	Date Paid	Receipt
MONITORING FEES (F)		300.00	PAID	2016/65498
DC		N/A	-	-

Signed: 

Date:

22/2/16

Purpose	Time	Initial
check plan	10	John

SS-2015-8386-00
15 February 2016

Referred To: LEILANI SALANQUIT c/- WHAKATANE DISTRICT COUNCIL

SECTION 224(C) CERTIFICATE CHECKLIST

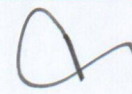
TYPE: SUBDIVISION
APPLICANT: NEWLAND, NEVILLE RAYMOND
DETAILS: TWO LOT SUBDIVISION
ADDRESS: 37 SYMOND ROAD
ONEPU

Please confirm whether the conditions of consent relevant to your department have been met. Please confirm by 19 February 2016

Condition	Approved	Not approved	Comments
B	Yes		Developer nominated roof collection system for water supply. This will be under BC stage.
D	Yes		Septic tank and stormwater disposal device are well away from the boundaries. Effluent disposal field is more than 1.5 m from the eastern boundary as per the on-site effluent treatment report (including a scaled Site Plan) by Overington Surveyors dated 30 July 2015

Signed: Joe Xie Date: 16 February 2016

Purpose	Time	Initial
224c Check and approval	30 min	JX



SS-2015-8386-00
15 February 2016

Referred To: ABNER SALANGUIT c/- WHAKATANE DISTRICT COUNCIL

SECTION 224(C) CERTIFICATE CHECKLIST

TYPE: SUBDIVISION
APPLICANT: NEWLAND, NEVILLE RAYMOND
DETAILS: TWO LOT SUBDIVISION
ADDRESS: 37 SYMOND ROAD
ONEPU

Please confirm whether the conditions of consent relevant to your department have been met. Please confirm by 19 February 2016

Condition	Approved	Not approved	Comments
E	yes		

Signed: _____



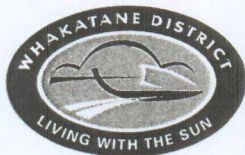
Date: _____

19 FEB '16

Purpose	Time	Initial
Site inspection, review, report	2 hours	







Whakatane District Council

SURVEY PLAN APPROVAL - SECTION 223 RESOURCE MANAGEMENT ACT 1991

File Ref: SS-2014-8386-00

Applicant: Newland
Location: 1098 Braemar Road

I confirm that:

- The submitted survey plan (copy attached) is in accordance with the resource consent granted by the Whakatane District Council on 11/9/15.
- The consent has not lapsed.
- All roads, private roads, reserves, land vested in the Council in lieu of reserves, and private ways shown on the survey plan have been authorised and accepted under the Resource Management Act 1991 and the Local Government Act 1974.

Planning Officer _____ Date: _____

Authorised Officer [Signature] Date: 22/2/16

S 223 TIME RECORD and NOTES

Date	Staff	Comments	Mins

NOTES

TAUPO
 4 Tamamutu Street
 PO Box 2031, Taupo 3351
 Phone 07 377 1477
 Fax 07 377 1478
 taupo@overington.co.nz
 www.overington.co.nz



WHAKATANE
 Phoenix House, Pyne Street
 PO Box 600, Whakatane 3158
 Phone 07 308 6384
 Fax 07 308 6328
 whakatane@overington.co.nz
 www.overington.co.nz

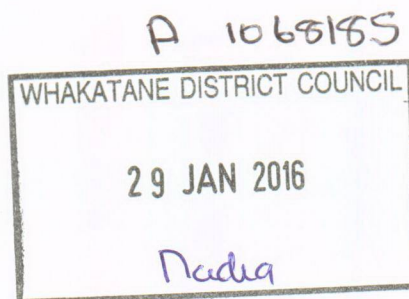
Our Ref: 3284

29 January 2016

The Chief Executive
 Whakatane District Council
 Private Bag 1002
WHAKATANE 3158

Attention: Nadia Bestgen

Dear Nadia



SCANNED

YOUR REFERENCE SS-2015-8386-00: SUBDIVISION – NR NEWLAND, 37 SYMOND ROAD, ONEPU

Further to your letter of 11 September 2015, please find herewith a copy of the Digital Land Transfer Title Plan in respect of the above for certification pursuant to Section 223 of the Resource Management Act 1991. We also request certification in terms of Section 224(c)).

This plan has been prepared as part of an e-survey Dataset and Council's certificates are provided in Landonline for completion (223 including 223E endorsement and 224 all as Package 1). An associated Memorandum of Easements has been submitted as one of the supporting documents (also available online).

The reference number allocated for this Dataset is DP 495520.

Referring to 224 certification and conditions of consent, we confirm as follows:

- (a) The new Dataset (LT 495520) has been prepared in accordance with the subdivision consent.
- (b) Both lots will have separate domestic water supplies by roof collection and storage.
- (c) A water supply easement is provided in order that the existing farm backup supply is available for Lot 2 (shown "A" and "AB" on LT 495520). No other services easements are required.
- (d) The septic tank, effluent and stormwater disposal systems serving the existing dwelling on Lot 1 are located more than 1.5 metre clear of new boundaries. Attached is the "On-Site Effluent Treatment" evaluation report which confirms that the septic tank and disposal trenches are located on the south east side of the house (with disposal trenches being approximately 5 metres clear of new boundaries). Stormwater disposal is direct into the porous soils.

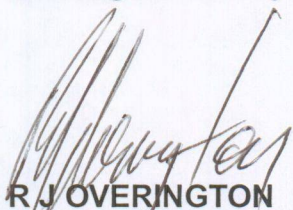


- (e) The existing vehicle crossings serving Lots 1 and 2 already comply with Council's engineering standards (noting that the entranceway to Lot 2 from Braemar Road was constructed for the underlying subdivision in 2009).
- (f) The monitoring fee is included in the application deposit and Council's additional administration charges which we understand have been paid direct by the Applicant.

Please complete the certificates as soon as possible.

Also enclosed is a cheque totalling \$350.00 being Council's processing charges.

Yours faithfully
Overington Surveyors



R.J. OVERINGTON
Registered Professional Surveyor

TAUPO
4 Tamamutu Street
PO Box 2031, Taupo 3351
Phone 07 377 1477
Fax 07 377 1478
taupo@bouldercni.co.nz
www.overington.co.nz



WHAKATANE
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ON-SITE EFFLUENT TREATMENT

NR & JJ NEWLAND, 1098 BRAEMAR ROAD (37 SYMOND RD), WHAKATANE

PROPOSED SUBDIVISION

1. The applicants propose to subdivide their property at 1098 Braemar Road as shown on Overington Surveyors drawing 3284/1.
2. Lot 1 of 1.2900 hectares is partly in pasture and contains an existing dwelling, a barn and a shed. There is an existing standard septic tank with outlet filter and effluent disposal trenches associated with the existing house. This systems are located clear of all new boundaries. The septic tank is located to the south east of the dwelling and the associated disposal field is located to the east of the septic tank with trenches running parallel to the southern boundary (See Figure 1)

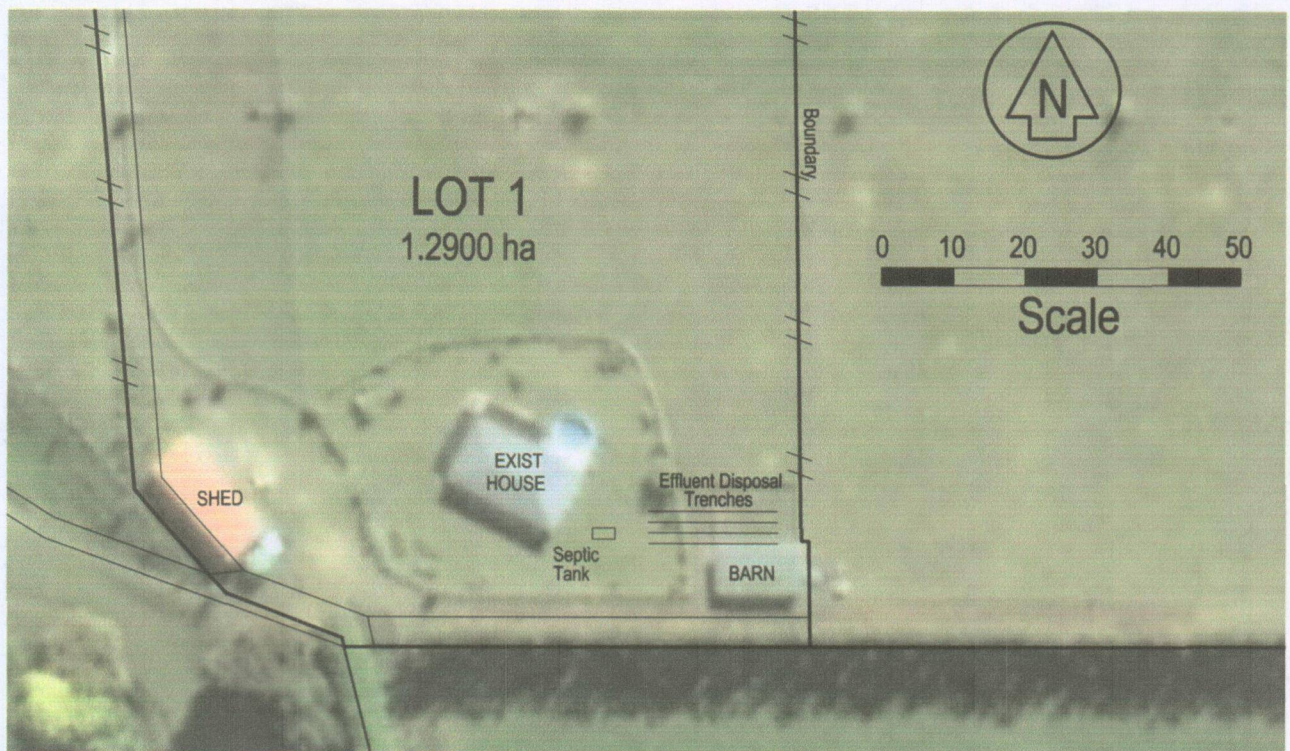
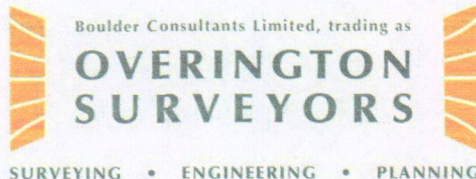


Figure 1 – Site Plan Lot 1

TAUPO

4 Tamamutu Street
PO Box 2031, Taupo 3351
Phone 07 377 1477
Fax 07 377 1478
taupo@bouldecni.co.nz
www.overington.co.nz

**WHAKATANE**

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The septic tank has a volume greater than 2700 litres and the disposal field consists of four trenches each approximately 18 metres long (72 m total). A walk over of the site did not reveal any surface ponding or any other signs of failure of the effluent disposal field.

This information was determined from onsite observation, Council's property file and from discussions with the landowner.

3. The soils are described in S-map as Sandy Loam, Very Stony, Well Drained, Immature Orthic Pumice Soils (Taupof)
4. Lot 1 is of sufficient size to dispose of wastewater onsite with no adverse effects on the environment.
5. Lot 2 of 4.3035 hectares is a vacant lot in pasture. A Schedule 5 has been prepared for this site. Lot 2 is of sufficient size to dispose of wastewater onsite with no adverse effects on the environment.

Report Prepared by
John Hesseling
30 July 2015