



Manawatu District Council
LAND INFORMATION MEMORANDUM




Building Services

 **MANAWATU**
DISTRICT COUNCIL



LAND INFORMATION MEMORANDUM

LIM 5995

LIM No	5995
Applicant Name	Catherine Whyte
Applicant Address	2204 Cheltenham Hunterville Road
	RD 9
Town/City	FEILDING
Phone	021 269 1000
Email	starziapark@xtra.co.nz
Valuation Ref	13830*253*00*
Property Address	2204 CHELTENHAM HUNTERVILLE ROAD, CHELTENHAM
Lot	LOT 1
DP	DP 72826
Legal Description	LOT 1 DP 72826

THIS LAND INFORMATION MEMORANDUM IS ISSUED IN ACCORDANCE WITH THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987.

Special features/characteristics of the land (e.g. erosion, avulsion, falling debris, subsidence, slippage, alluvion, inundation, hazardous contaminants)

Land Features

No Data Recorded

National Environment Standard for assessing and managing contaminants in soil to protect human health (Hazardous Activities and Industries)

No Data Recorded

Information on private or public stormwater & sewerage drains as shown on TA records

Utility Information

No Data Recorded

Stormwater/Wastewater Utility Land Features

No Data Recorded

Any information that has been notified to the TA by a drinking water supplier under section 69ZH of the Health Act 1956

No Data Recorded

Information on whether the land is supplied drinking water and if so, whether the supplier is the owner of the land or a networked supplier and any conditions that are applicable to that supply, and any information the TA has about the supply

Bore Land Features

No Data Recorded

Drinking Water Notes

No Data Recorded

Water Utility Land Features

Feature Id	Description	Notes
4622 6156 6157 6242 6244 6246	Waituna West Rural Water Supply	This property falls within the Waituna West Rural Water Supply Scheme. Please contact Council for information regarding connection and applicable fees. When a connection is applied for to Council services a Capital Contribution fee will be payable. The fee is contained within the Manawatu District Council Fees and Charges.

Information relating to the rates owing in relation to the land

Rates Information

Land Area	4.4290
Land Value	\$485,000.00
Capital Value	\$1,000,000.00
Improvements Value	\$515,000.00
Assessed*	\$2,966.98
To Invoice	\$0.00
To Clear by 30 June 2024	\$230.68
Closing Balance	\$230.68

* May be in receipt of a remission which may not be transferable.

Rate Charges

Rate Code	Rate Description	Rate Charge	Rate Units	Levy Amount (incl GST)
0105	General Rate - Rural	0.00037999	1,000,000.00	379.99
0205	Roading Targeted Rate - Rural	0.00048000	1,000,000.00	480.00
0305	Parks, Reserves & Sportsgrounds TR - Rural	0.00014999	1,000,000.00	149.99
0403	Uniform Annual General Charge	612.00000000	1.00	612.00
0404	Roading Uniform Targeted Rate	100.00000000	1.00	100.00
0405	Parks, Reserves & Sportsgrounds UTR	24.99999999	1.00	25.00
0417	Makino Aquatic Centre Targeted Rate - Rural	144.00000000	1.00	144.00
0418	Library Targeted Rate - Rural	116.00000000	1.00	116.00
1001	Waituna West Rural Water Scheme - Unit	480.00000000	2.00	960.00

Information concerning any consent certificate, notice, order or requisition affecting the land or any building on the land previously issued by the TA (whether under the Building Act 1991, 2004, or any other Act)

Premises and Licenses

No license data found

Compliance Schedules

No Data Recorded

Building Consents

Consent No	Description	Received Date	Issued Date	CCC Decision Date	CCC Status
123617	New Metro Xtreme Rad Freestanding Fire	26/04/2013	23/05/2013	23/05/2013	ISSUED

Historic Building Permits

Consent No	Description	Received Date	Issued Date
G040722	Accessory Buildings-Garage	01/03/1990	02/03/1990

Note 1: Where there is no Issued Date for a building permit, this indicates there is no data recorded.

Note 2: Building permits issued prior to 1 July 1992 did not require a Code Compliance Certificate under the building bylaw system. Code Compliance Certificates are required for building consents issued under the Building Act 1991 & 2004.

Building Certificates of Acceptance

No Data Recorded

Building Certificates for Public Use

No Data Recorded

Land Features

No Data Recorded

Building Consents Issued by Alternative Building Consent Authority

No records found

Resource Consents

Consent No	Type	Sub Type	Details	Decision Date	Lapse Date	Status
5461*	SUBDIVISION	CONTROLLED	Subdivision - an application to subdivide LOT 1 DP 55430 situated on Cheltenham-Hunterville Road into 2 Lots.	22/12/1988	22/12/1993	Granted

Resource Consents Nearby

Consent No	Type	Sub Type	Details	Decision Date	Lapse Date	Distance Meters
8087*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to erect a pole shed within 5 metres of the side boundary on a property situated at 2244 Cheltenham/Hunterville Road, RD9	16/07/2012	16/07/2017	115
11475*	SUBDIVISION	CONTROLLED	2 Lot subdivision	29/11/2023	27/11/2028	813

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11475*01	SUBDIVISION	DISCRETIONARY	A variation to SB11475 to remove a consent notice condition and the creation of a new right of way at 53 Benson Road, Beaconsfield, being Lot 5 DP 90308 (proposed lots 1 and 2)	22/02/2024	20/02/2029	813
11564*01	RIGHT OF WAYS	DISCRETIONARY	A variation to SB11475 to remove a consent notice condition and the creation of a new right of way at 53 Benson Road, Beaconsfield, being Lot 5 DP 90308 (proposed lots 1 and 2)	22/02/2024	20/02/2029	813
11175*	LAND USE	DISCRETIONARY	To relocate a workers' dwelling to 20 Dunolly Road, Beaconsfield (PART SEC 309 TN OF SANDON). This would be the third dwelling on the site which is not permitted by the Manawatu District Plan.	19/12/2022	18/12/2027	1031
7125*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to construct a garage 2 metres from the boundary on a property situated at 2037 S Highway 54	19/11/2007	19/11/2012	1594
9336*	LAND USE	DISCRETIONARY	Land use consent to operate a dog boarding kennel for up to 30 dogs on a property located at 312 Cheltenham Cross Road	11/06/2018	10/06/2023	1738
10202*	LAND USE	RESTRICTED DISCRETIONARY	Proposed 4 lot rural subdivision in 2 stages, and associated Land Use for a proposed vehicle crossing not meeting the minimum sight line distance on a property located at 342 and 347 Beaconsfield Valley Road, Waituna West.	02/09/2020	01/09/2025	1742
7464*	CERTIFICATE OF COMPLIANCE	PERMITTED	Certificate of Compliance to operate a homekill operation on a property located at 1990 Cheltenham Hunterville Road, Waituna West	06/05/2011	06/05/2016	1880

Swimming Pools

No Data Recorded

Enforcement Notices

No Data Recorded

Stock Crossings

No Data Recorded

Trade Waste Permits

No Data Recorded

Earthquake Prone Buildings

No Data Recorded

Information concerning any certificate issued by a Building certifier pursuant to the Building Act 1991 or 2004

No Data Recorded

Information notified to the TA under section 124 of the Weathertight Homes Resolution Service Act 2006

Weathertight Homes Resolution Services Applications

There is no information that has been notified to Council under Section 124 of the Weathertight Homes Resolution Services Act 2006.

Information relating to the use of to which that land may be put and conditions attached to that use

Planning Notes

No Data Recorded

Information which, in terms of any other Act, has been notified to TA by any statutory organisation having the power to classify land or buildings for any purpose

Protections

No Data Recorded

Land Features

No Data Recorded

District Plan (2002) Features

No Data Recorded

Nearby Deferred Residential Zones

No Data Recorded

Iwi Areas of Interest

Statutory Acknowledgements identify Iwi areas of interest. They are a means by which the Crown acknowledges Iwi cultural, spiritual, historical and traditional associations with an area. Specific areas for the Manawatu District can be found in Schedule 1 - Statutory Acknowledgements of the Manawatu District Plan. The District plan can be accessed on our website <https://www.mdc.govt.nz/Documents/Plans/District-Plan>

Any information which has been notified to the TA by any network utility operator, pursuant to the Building Act 1991, 2004

Land Features

No Data Recorded

Planning Memos

No Data Recorded

Building Memos

No Data Recorded

Any such information concerning the land as the authority considers, at its discretion, to be relevant

Other Land Features

Type	Feature Description	Date Created	Feature Description1	Notes
F	Roading Note	14/03/2019	Roading Note	Please contact the New Zealand Transport Agency for any maintenance requirements on SH54, as it is a state highway and therefore falls under the jurisdiction of the NZTA.

Vehicle Crossings

Full construction and maintenance of the vehicle access to the property is the responsibility of the land owner. This access must meet Council standards.

First Gas Network

First Gas have made available their gas network data for information purposes via the open data portal: <https://data-firstgas.hub.arcgis.com>. Terms of use can be viewed on the First Gas website.

Declaration

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land that is not known to Council. Council has not undertaken any inspection of the land, or any buildings on it, for the purposes of preparing the Land Information Memorandum.

Please refer to the Horizons Regional Council, Private Bag 11-025, Palmerston North Telephone 357 9009, for land information held on their files.