



Ref: A3241711
RMA/2019/39/A

8 December 2020

John Antoniak and BVMS Ltd
C/-Absolute Land Solution
PO Box 75
INVERCARGILL 9840

Attention: Annabel Small

Email: annabel@absoluteland.co.nz

Dear Annabel

RESOURCE CONSENT APPLICATION TO AMEND A PREVIOUSLY GRANTED SUBDIVISION CONSENT, RMA/2019/39, TO FURTHER DIVIDE STAGE 1 INTO 2 SEPARATE STAGES: 1A AND 1B IN RESIDENTIAL 1 ZONE AT 121 BALL STREET, INVERCARGILL – RMA/2019/39/A

Council received your Resource Consent application to amend RMA/2019/39 in order to further divide Stage 1 in Residential 1 Zone was received on 10 November 2020. Further information consisting of amended Scheme Plans was received on 2 December 2020. The application was processed in a non-notified manner in accordance with sections 95, 95A and 95B of the Resource Management Act 1991. The Council's Team Leader – Planning, acting under delegated authority, considered the matter on 8 December 2020.

I advise that the Council has **granted** consent for your application, subject to conditions. In accordance with this decision, the consent must be given effect to within **five years** from the date that the original consent was issued, being 7 August 2024.

Enclosed is the official notice of the decision on your Resource Consent application. The fixed initial deposit of the \$700.00 application fee has been paid. Any further costs incurred by the Council in the processing of this application will be invoiced at a later date.

BACKGROUND AND DESCRIPTION OF ACTIVITY

The applicant originally applied for Resource Consent to subdivide property 121 Ball Street under RMA/2019/39 in 2019. The legal description of the property is Part Lot 7, Deposited Plan 2839 as contained within Record of Title SL5B/1485.

The original application had been to subdivide the subjected site with the total area of 1.1257ha into 14 separate allotments in Residential 1 Zone. The Resource Consent RMA/2019/39 had been granted in August 2019. According to RMA/2019/39, the subdivision was to be carried out into two separate phases of Stage 1 and Stage 2 for the northern and southern parts of the site, respectively. However, according to the information in the current application, the subdivision has not been completed due to funding shortages.

The applicant is now requesting to amend the RMA/2019/39. The new proposal is to further divide Stage 1 of the original consent into two separate Stages of 1A and 1B. Stage 1A will contain Lot 7, Lot 8 and the balance Lot. The Scheme Plan is attached to this consent. Stage 1B contains Lots 1

to 5 and the balance Lot. The Scheme Plan for this stage is also attached to this consent. The application states that the information addressed in the first page of the RMA/2019/39 is not accurate. Therefore, updated information indicates that the following allotments comprise Stage 1A and 1B of the subdivision.

Stage 1A of Subdivision:

- Lot 7, being 641m², fronting Ball Street and in the process of constructing a Residential Unit;
- Lot 8, being 626m², locating on the east side of Lot 7 and fronting Ball Street;
- Lot 300, 0.9992ha, comprising the balance Lot and having access directly from Ball Street, burdened by Easement A until such time as Stage 2 of RMA/2019/39 takes place when easements will be relinquished.

Stage 1B of Subdivision:

- Lot 1, being 637m², having access from Lot 100 and benefited by Easement A;
- Lot 2, being 655m² (net), having access from Lot 100 into leg-in shared driveway and benefited by Easements A and D, burdened by Easement C;
- Lot 3, being 638m² (net), having access from Lot 100 into leg-in shared driveway and benefited by Easement A and C, burdened by Easement D;
- Lot 4, being 635m², having access from Lot 100 and benefited by Easement A;
- Lot 5, being 609m², having access from Lot 100 and benefited by Easement A;
- Lot 6, being 657m² (net), having access from Lot 100 into individual leg-in driveway and benefited by Easement A;
- Lot 100, being 664m² and being the Right of Way to provide access directly from Ball Street, burdened by Easement A until Stage 2 of the subdivision takes place when easements will be relinquished;
- Lot 101, being 420m² and being the Right of Way to provide access directly from Ball Street, burdened by Easement B until Stage 2 of the subdivision takes place when easements will be relinquished;
- Lot 102, being 4873m² (to be amalgamated with Lots 100 and 101), being the Balance Lot and having access from Lot 101, benefited by Easement A.

According to the application, Stage 2 of the RMA/2019/39 will remain unmodified.

REASON FOR APPLICATION

The site is located within the Residential 1 Zone of the Invercargill City District Plan.

Resource Consent is necessary because the proposed amendment to Resource Consent RMA/2019/39 triggers Section 127 of the Resource Management Act 1991, RMA 1991. Under that section, the holder of a Resource Consent may apply to a consent authority for a change or cancellation of a condition of the consent. Following that, s127(a) further clarifies that if the holder of a subdivision consent applies for a change or cancellation of the consent before the deposit of the survey plan, the application must be considered under Section 127. Since the requested change to RMA/2019/39 is prior to depositing the survey plan of subdivision, it falls under Section 127.

Pursuant to s127(3) of RMA 1991, Sections 88 to 121 apply, with all necessary modifications, to this consent that is RMA/2019/39/A. Hence, according to s127(3)(a), the application is considered

to be a **discretionary** activity. Following s127(3)(b), the references of this consent will be only the requested change explained in the application.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES)

The National Environmental Standards apply to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require Resource Consent.

The application documents indicate that neither the property owners nor Environment Southland (ES) has any knowledge or records of hazardous activity on the subject property, including the use or storage or disposal of hazardous substances. Invercargill City Council database does not have any records of hazardous activity in the site either.

Based on the above-mentioned information, it is considered that the NES regulations do not apply to this application.

Overall Status

Overall, this Resource Consent is considered to be a **discretionary** activity. The status “Discretionary Activity” means that Resource Consent is required.

According to Section 104B (a) (b) of the Resource Management Act 1991, the Council may grant or refuse the consent; and if granted the Council may impose conditions under Section 108.

PLANNING ASSESSMENT

Notification Issues

Under the provisions of the RMA, the Council follows the steps set out in s95A, in the order given, to determine whether to publicly notify an application for a Resource Consent. If there is no requirement under s95A to publicly notify an application, the steps set out in s95B must then be followed to determine whether to give limited notification of the application. The following assessment considers whether public or limited notification is required or precluded:

Public Notification

Section 127(4) states that for the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—

- (a) made a submission on the original application; and
- (b) may be affected by the change or cancellation.

The original application was processed in a non-notified manner. No parties were considered potentially affected. The change sought by this variation is in relation to the staging of the subdivision and does not amend the eventual outcome of the proposal. The conditions have been amended in relation to the staging but will not lead to an alteration of overall effects. It is for this reason that it is recommended that there is no need to change the recommendation in relation to affected persons.

Conclusion

Having regard to the step-by-step process for considering public notification and limited notification, it is determined that:

- **The application can proceed on a non-notified basis.**

Consideration of Assessment of Effects

The following consideration of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991.

Effects on the Environment

Permitted Baseline

Under Section 104 (2) of RMA 1991, the Council may disregard an adverse effect of the activity on the environment if a national environmental standard or the Invercargill District Plan permits an activity with that effect.

The permitted baseline does not apply to this consent given that under Section 127, the requested change to the original Resource Consent, RMA/2019/39, is considered as a **discretionary** activity that requires Resource Consent.

It is noted, however, that the request for change can be considered following s127 of RMA, 1991. In other words, the application can be considered under requirements stated in Sections 104 and 108 of RMA, 1991 for possible effects of the proposal on the surrounded community; and for imposing any condition that might mitigate the effects of the activity on the environment. Hence, the next section will assess the impact of the proposal on the environment.

Residential Amenity

The site is located in Ball Street, Kingswell which is an area in transition between urban Residential 1 Zone and Rural Zone of Invercargill District. The adjacent properties are usually large allotments with few smaller residential allotments joining Ball Street.

The effect of the requested change is to separate the first stage of the subdivision RMA/2019/39 into two stages of 1A and 1B. This change will not have a major impact on the surrounding environment as the previously granted subdivision consent, RMA/2019/39, has not been implemented. Therefore, the site is mainly empty at the time of this application, and only some construction started in allotment 7 of the site. According to provided information in the application, there is no change in the size of the granted allotments. The only change is that Lot 7 has building consent, BDG/2020/403 and BDG/2020/403/A, to construct a dwelling on the site. As mentioned earlier, construction work has started. Therefore, the requested amendment that is to further split the Stage 1 of the subdivision into two phases of Stage 1A and Stage 1B seems to have less impact on the site and surrounding environment.

Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, we considered the objectives and policies of the Proposed District Plan when we assessed the application.

The aim of the Objectives and Policies of the District Plan regarding the Residential 1 Zone is the maintenance and ongoing development of residential areas by offering a high degree of amenity. Since the impact of the subdivision at 121 Ball Street were assessed under RMA/2019/39, there is no need to repeat them here. Only the requested change is assessed here.

The proposed change of splitting the granted Stage 1 into Stage 1A and Stage 1B will not adversely affect the amenity values of the District Plan as the requested amendment does not contain any change that reduces the size of the allotments or breaches any other rules of

Residential 1 Zone. The only factor that should be considered is the timeframe for the actual subdivision to minimise the effect of work on the surrounded community. In this respect, this consent changes the normal five year timeframe of subdivision consent to reflect the passed time since 2019 when the consent had been granted. Therefore, the actual time for the consent is just under four years from the granting date of this consent, with the end date being 7 August 2024.

The application is considered to be in general accordance with the objectives and policies of the Invercargill District Plan 2019, which relate to amenity values within the Residential 1 Zone.

DECISION

On 8 December 2020 the Council's Team Leader – Planning, acting under authority delegated by the Council, resolved that consent be **granted subject to the conditions imposed and detailed on the table attached.**

The decision to grant a Resource Consent was made under sections 104 and 104B of the Resource Management Act 1991. The reasons for this decision are outlined below. The conditions were imposed under sections 108 and 220 of the Resource Management Act 1991. The matters considered in reaching the decision are detailed under the Planning Assessment section of this letter.

Reasons

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed and are outlined above. It is considered that adverse effects of the proposed activity on the environment will be no more than minor.

In accordance with section 104(1)(b) of the Resource Management Act 1991, the proposal is considered to be consistent with the relevant objectives and policies of the Invercargill City District Plan.

RIGHTS OF OBJECTION AND APPEAL

If you are not satisfied, you can object to the decision by writing to the Council. Your objection must set out the reasons in accordance with sections 357A and 357C of the Resource Management Act 1991. It will then be passed on to the Council's Hearings Committee for a decision. If you prefer, you can also appeal the decision to the Environment Court. Any objection or appeal will need to be lodged within fifteen (15) working days of this letter being received. You may wish to consult your solicitor for advice on this matter.

Please contact Council's Planning Department (03) 211 1777 if you have any questions or concerns.

Yours sincerely



Fazilat Tooranian
RESOURCE MANAGEMENT OFFICER

Encl.



REPORT REF: A3241711

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT No. RMA/2019/39/A**

APPLICANT:	John Norman Antoniak and Bvms Investments Limited
LOCATION OF PROPOSED ACTIVITY:	121 Ball Street, Invercargill PT Lot 7 DP 2839
DESCRIPTION OF ACTIVITY:	<p>The proposal is to further divide Stage 1 of the subdivision consent RMA/2019/39 into two separate phases of Stage 1A and Stage 1B at 121 Ball Street, Invercargill in Residential 1 Zone.</p>
DECISION:	<p>Granted on 8 December 2020.</p> <p>The following conditions were imposed under sections 108 and 127 of the Resource Management Act 1991:</p> <p><i>Note: Conditions imposed for Stage Two of RMA/2019/39 are provided here for clarity.</i></p> <p>STAGE 1A – Lots 7 and 8:</p> <ol style="list-style-type: none">1. Stage 1A of the subdivision is to be undertaken in accordance with the Scheme Plans and supporting information submitted with the application RMA/2019/39 and later amended by the application RMA/2019/39/A received by the Council on 10 November 2020 and additional information submitted on 2 December 2020, except where modified by conditions of consent.2. Easements X and Y shown on the scheme plan received on 2 December 2020 are to be duly reserved and granted3. Foul sewer drainage and stormwater drainage services are to be laid to the boundaries of Lots 7 and 8. Detailed plans and specifications for the engineering works are to be submitted for approval prior to the commencement of any works and as-built plans are to be supplied following the completion of the approved work.4. Lots 7 and 8 shall be serviced by individual water connections within their respective Ball Street frontages.5. Lot 8 is to be served by a new 3.5 metre vehicle crossing constructed to Council standards by an approved contractor.6. Interceptor drainage and a sump to stop water runoff to the street is to be provided where more than 40m² of impermeable area is graded towards the street.7. Any future dwelling erected on Lot 8 shall be located on land that is no less than 105.45 City Datum and shall have a minimum floor level of 106 City Datum, excluding attached carports, garages, laundries and non-habitable accessory buildings.

8. A Consent Notice is to be recorded against the new Computer Freehold Registers in respect of condition 7.

STAGE 1B – Lots 1 to 6:

9. Stage 1B of the subdivision is to be undertaken in accordance with the Scheme Plans and supporting information submitted with the application RMA/2019/39 and later amended by the application RMA/2019/39/A received by the Council on 10 November 2020 and additional information submitted on 2 December 2020, except where modified by conditions of consent.
10. The easements shown on the scheme plan received on 2 December 2020 for Stage 1B are to be duly reserved and granted.
11. Water supply, foul sewer drainage and stormwater drainage services are to be laid to the boundaries of lots 1 to 6. Detailed plans and specifications for the engineering works are to be submitted for approval prior to the commencement of any works and as-built plans are to be supplied following the completion of the approved work.
12. That Lot 100 amalgamates with Lots 101 and 102 and this is to be expressed on the survey plan as follows “Lot 100 hereon be amalgamated with Lots 101 and 102 hereon”. The LINZ request reference number is 1586938.
13. Rights of Way ‘A’ and ‘B’ are to be served by a 6.00 metre wide shared vehicle crossing constructed to Council standards by an approved contractor.
14. Rights of Way ‘A’ and ‘B’ are to be sealed at least 5.0 metres back from the property boundary to mitigate gravel migration to the road.
15. Access to Lots 1 to 6 must be via Right of Way ‘A’ only.
16. Access to Lot 102 must be via Right of Way ‘B’ only.
17. A low barrier, fence or other similar structure shall be installed along the boundary between Lot 100 and Lot 101 to physically prevent the owners/occupiers of Lot 101 and 102 from accessing Lot 100, and vice versa.
18. The owners of Lot 101 and Lot 102 may not use Right of Way ‘A’, and the owners of Lots 1-6 and Lot 100 may not use Right of Way ‘B’, until a vehicle accessway on Lot 100 and Lot 101 has been constructed to Council’s Roading Standards for 7+ Lots set out in Table 1 Section 3, Appendix VIII – Transport Standards of the Proposed Invercargill City District Plan 2016.
19. A 100mm diameter water main, complete with fire hydrant, shall be installed within Right of Way ‘A’ with individual service connections to each of Lots 1-6. The service connections are to be positioned within each lot’s legal access to Right of Way ‘A’.
20. All internal pipework required under Condition 18 above shall comply with the standards of Bylaw 2016/1 Code of Practice for Land Development and Subdivision Infrastructure.
21. The easements to convey water in easement ‘A’ are to specify that:
- a. All internal pipework is the responsibility of the property’s that it serves and not Council’s
 - b. Council has the right to install, maintain and read any water meter it decides to install on any service connection.
 - c. Shut off valves be positioned in easement ‘A’ at a stated offset from internal boundaries
22. The easements to convey water described in condition 21 above can be cancelled at the applicant’s expense upon completion of Stage 2 of the consent and demonstration of compliance with the standards of Bylaw 2016/1 Code of Practice for Land Development and Subdivision Infrastructure.

23. A Consent Notice is to be recorded against the new Computer Freehold Registers in respect of conditions 15, 16 and 18.
24. Proposed Rights of Way 'A' and 'B' are to be named as one Right of Way and a Right of Way sign installed to Council standards (the Right of Way name will then become the street name for the road vested in Council as part of Stage 2).

STAGE 2 – Lots 9 to 14:

25. The second stage of the subdivision is to be undertaken in accordance with the scheme plans and supporting information submitted with the application RMA/2019/39 received by the Council on 18 March 2019 and additional information received on 13 May and 13 June 2019, except where modified by conditions of consent.
26. The easements shown on the scheme plan received on 13 June 2019 are to be duly reserved and granted.
27. That Lot 103 amalgamates with Lot 14 and this is to be expressed on the survey plan as follows "Lot 103 hereon be amalgamated with Lot 14 hereon". The LINZ request reference number is 1586938.
28. Right of Way 'E' is to comply with the requirements in Appendix VIII – Transport Standards of the Proposed Invercargill City District Plan 2016 (or the relevant provisions of its replacement).
29. Lots 100 and 101 are to vest as road or local purpose reserve (road).
30. The road carriageway, footpaths, berms and vehicle crossings contained within the new road reserve on Lots 100 and 101 are to be constructed to the standards of Bylaw 2016/1 Code of Practice for Land Development and Subdivision Infrastructure. Detailed plans and specifications for these works are to be submitted for approval prior to the commencement of any works. A turning head located within the new road reserve is to be included in the designs to be submitted for approval. The turning head shall be designed to accommodate as much of a circular turning head as possible, within which the Council will accept the formation of an L-shaped head. This is to ensure there is provision to enable a circular turning head to be formed should the adjoining property be developed in the future
31. Water supply, foul sewer drainage and stormwater drainage services are to be laid to the boundaries of lots 9 to 14. Detailed plans and specifications for the engineering works are to be submitted for approval prior to the commencement of any works and as-built plans are to be supplied following the completion of the approved work.
32. An engineer's producer statement with detailed design specifications and drawings is to be supplied that proves the proposed water main layout within the development will perform to the hydraulic design requirements of Bylaw 2016/1 Code of Practice for Land Development and Subdivision Infrastructure.
33. Individual water service connections to each of Lots 9-14 are to be positioned within each lot's legal access to Right of Way 'E'.
34. The easements to convey water in easement 'E' are to specify that:
35. All internal pipework is the responsibility of the property's that it serves and not Council's
36. Council has the right to install, maintain and read any water meter it decides to install on any service connection.
37. Shut off valves be positioned in easement 'E' at a stated offset from internal boundaries.

7. As all of the lots, except Lot 7, are vacant lots, the Council expects that a dwelling complying with the District Plan will be designed for each vacant lot.
8. Please note that the Drainage Manager has recommended that the drainage connections be laid to the property boundary when the new water connections are established. This is so the excavation within the road is required only once.
9. Site development is not to adversely affect the overland flow of surface water or cause ponding of surface water on neighbouring properties.
10. The Council holds the following information about this property that you may find useful. The property:

Riverine Inundation (Level 1):

The property is identified on the Invercargill City District Planning and Hazard Information Maps as being subject to Riverine Inundation Level 1. Flood protection works have been constructed to give protection against flooding up to a level of the 1984 flood.

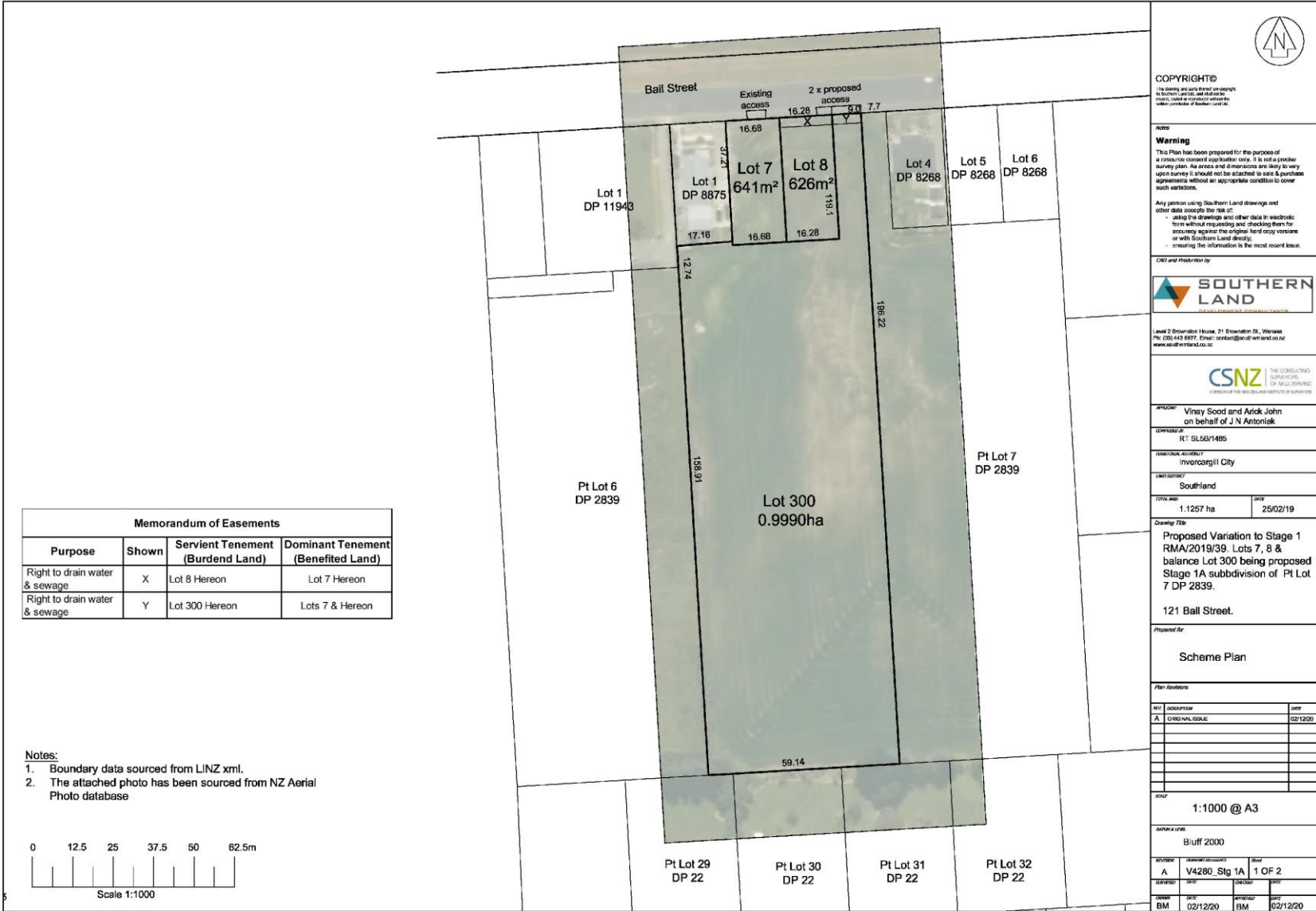
Sea Level Rise 5 Metre Contour:

The property is identified on the Invercargill City District Planning and Hazard Information Maps as being less than 5 metres above mean sea level, indicated by the derived 5 metre contour. The 5 metre contour provides a 1.5 metre to 2 metre margin of safety from predicted levels of sea level rise after 2110. Accurate contour data for individual properties should be ascertained through a surveyor.



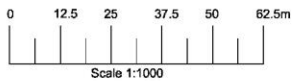
Fazilat Tooranian
RESOURCE MANAGEMENT OFFICER

Date: 8 December 2020



Memorandum of Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right to drain water & sewage	X	Lot 8 Hereon	Lot 7 Hereon
Right to drain water & sewage	Y	Lot 300 Hereon	Lots 7 & Hereon

- Notes:
1. Boundary data sourced from LINZ xml.
 2. The attached photo has been sourced from NZ Aerial Photo database



Scheme Plan for Stage 1A

COPYRIGHT

This drawing and parts thereof are copyright of Southern Land and shall not be used, copied or reproduced without the written permission of Southern Land Ltd.

Warning

This Plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. All areas and dimensions are likely to vary upon survey. It should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

Any person using Southern Land drawings and other data accepts the risk of:

- using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions;
- or with Southern Land drawings;
- ensuring the information is the most recent issue.

CDM and Protection by



Level 2 Innovation House, 21 Innovation St, Wairere
 Ph: (021) 443 8877 Email: contact@southernland.co.nz
 www.southernland.co.nz



ARTIST: Vinay Sood and Arik John on behalf of J N Antoniak

OPERATOR: RT SL56/1485

APPLICANT: Invercargill City

LAND OWNER: Southland

TITLE AREA: 1.1257 ha DATE: 25/02/19

General Title: Proposed Variation to Stage 1 RMA/2019/39. Lots 7, 8 & balance Lot 300 being proposed Stage 1A subdivision of Pt Lot 7 DP 2839.

121 Ball Street.

Proposed for: Scheme Plan

Plan Schedule

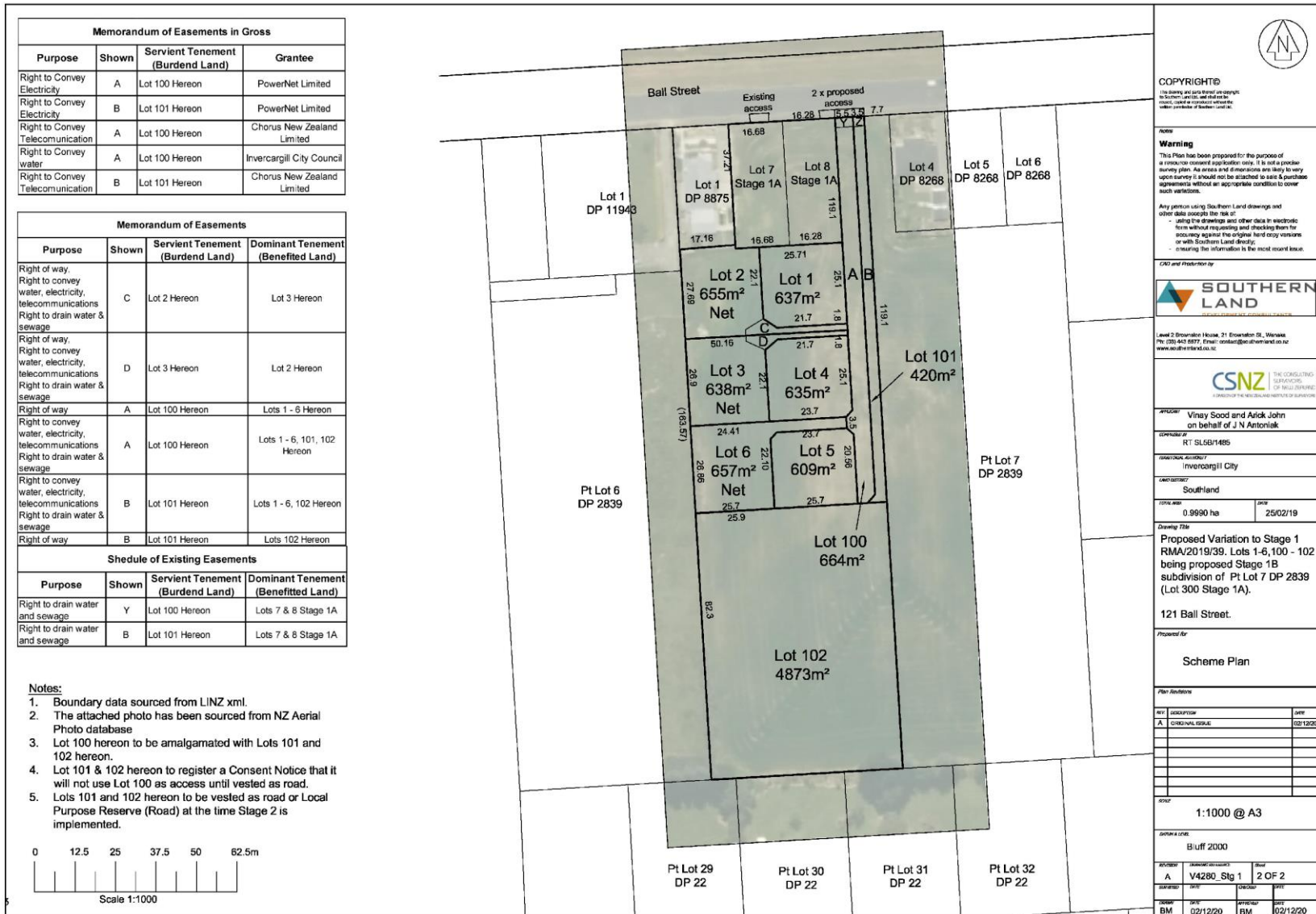
REV	DESCRIPTION	DATE
A	ORIGINAL ISSUE	02/12/20

SCALE: 1:1000 @ A3

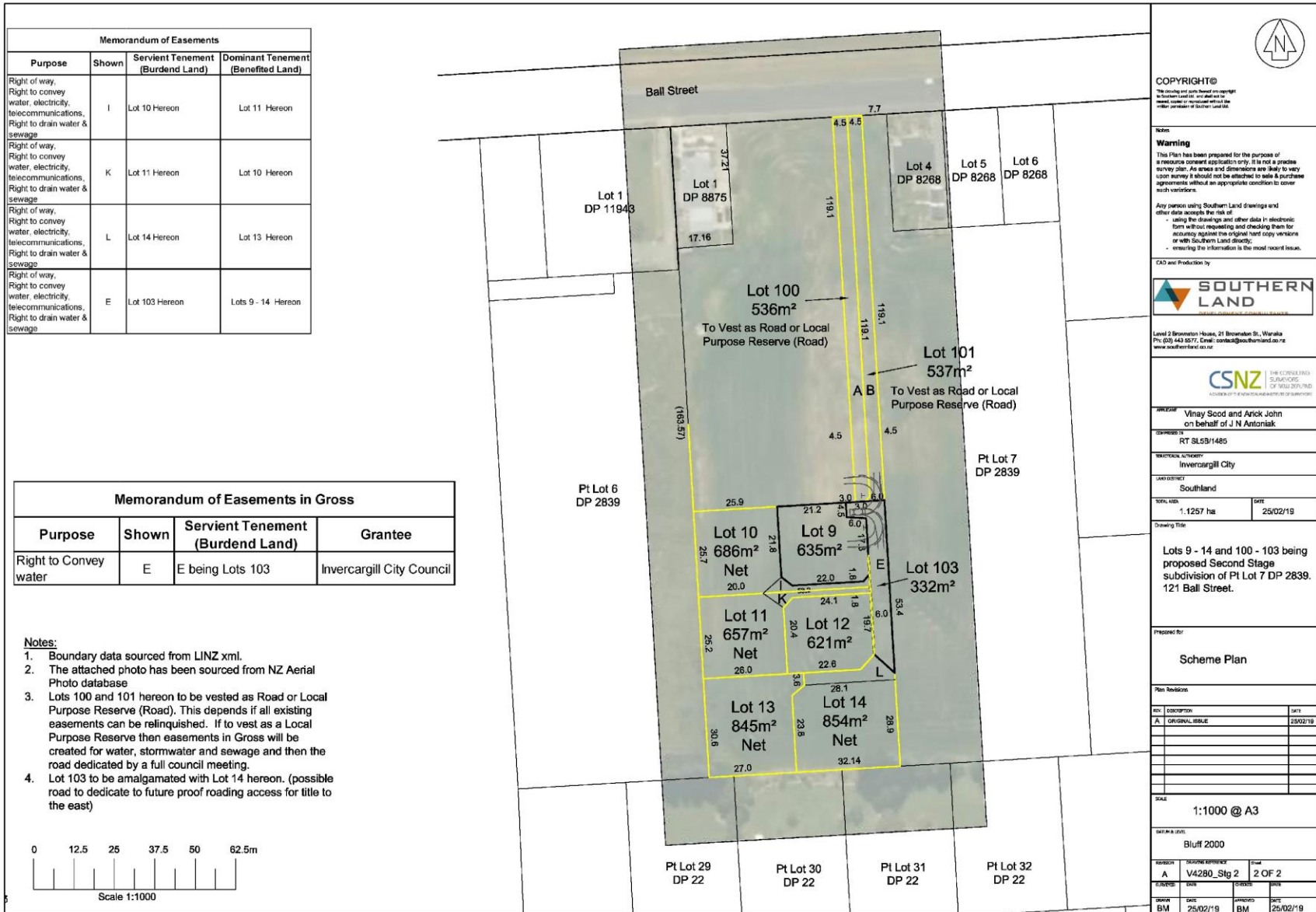
SPHERICAL CODE: Bluff 2000

REVISED	DATE	REVISION	DATE
A	02/12/20	V4280_Stg 1A	02/12/20

Sheet: 1 OF 2



Scheme plan for Stage 1B

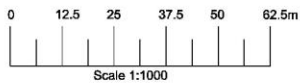


Memorandum of Easements			
Purpose	Shown	Servient Tenement (Burden Land)	Dominant Tenement (Benefited Land)
Right of way, Right to convey water, electricity, telecommunications, Right to drain water & sewage	I	Lot 10 Hereon	Lot 11 Hereon
Right of way, Right to convey water, electricity, telecommunications, Right to drain water & sewage	K	Lot 11 Hereon	Lot 10 Hereon
Right of way, Right to convey water, electricity, telecommunications, Right to drain water & sewage	L	Lot 14 Hereon	Lot 13 Hereon
Right of way, Right to convey water, electricity, telecommunications, Right to drain water & sewage	E	Lot 103 Hereon	Lots 9 - 14 Hereon

Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement (Burden Land)	Grantee
Right to Convey water	E	E being Lots 103	Invercargill City Council

Notes:

- Boundary data sourced from LINZ xml.
- The attached photo has been sourced from NZ Aerial Photo database
- Lots 100 and 101 hereon to be vested as Road or Local Purpose Reserve (Road). This depends if all existing easements can be relinquished. If to vest as a Local Purpose Reserve then easements in Gross will be created for water, stormwater and sewage and then the road dedicated by a full council meeting.
- Lot 103 to be amalgamated with Lot 14 hereon. (possible road to dedicate to future proof roading access for title to the east)



COPYRIGHT®
The content and form herein copyright © Southern Land Ltd. All rights reserved. No part of this document may be reproduced without the prior permission of Southern Land Ltd.

Warning
This Plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. All areas and dimensions are likely to vary upon survey. It should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.
Any person using Southern Land drawings and other data accepts the risk of:
- using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly;
- ensuring the information is the most recent issue.

CAD and Production by
SOUTHERN LAND
Level 2 Innovation House, 21 Brownson St., Wanaka
Ph: 03 443 5877. Email: central@southernland.co.nz
www.southernland.co.nz

CSNZ THE CONSULTING SURVEYORS OF NEW ZEALAND
A MEMBER OF THE INSTITUTE OF SURVEYORS

APPLICANT: Vinay Sood and Arvik John on behalf of J. N Antoniak
DRAWING NO: RT SL59/1485
MUNICIPAL AUTHORITY: Invercargill City
LAND COVER: Southland
TOTAL AREA: 1.1257 ha DATE: 25/02/19
DRAWING TITLE: Lots 9 - 14 and 100 - 103 being proposed Second Stage subdivision of Pt Lot 7 DP 2839, 121 Ball Street.

Prepared for:
Scheme Plan

REV	DESCRIPTION	DATE
A	ORIGINAL ISSUE	25/02/19

SCALE: 1:1000 @ A3
DATUM LEVEL: Bluff 2000
REVISION: A V4280_Stg 2 2 OF 2
DRAWN: BM DATE: 25/02/19 CHECKED: BM DATE: 25/02/19

Scheme Plan for Stage 2