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3273/50

## Southland District Council

When replying please quote: 60/3/03/111 B Halligan

17 June 2003

~~Macalisters  
Barristers and Solicitors  
P O Box 836  
Invercargill~~

COPY TO: D Joll

~~Attention: Mr Davis~~

Dear Sir

### **Resource Consent 03/111 - M J McLay, Blaydon Street, Waikaia**

Thank you for your letter dated 10 June 2003 and associated information regarding the above matter.

Your letter requests that the Council grants a certification pursuant to Section 226 of the Resource Management Act 1991, in order to enable client, Mr McLay to sell individually Sections 3, 4 and 5, Block VII, Town of Waikaia.

These sections are currently contained with existing Certificate of Title SL12A/872, along with Sections 1 and 2, Block VII, Town of Waikaia.

These sections are located within the Waikaia Urban Resource Area under the Operative Southland District Plan 2001. Each of these sections is a quarter acre (1,012 m<sup>2</sup>) section.

I advise that it has been resolved as follows with respect to this matter, under delegated authority vested by the Council pursuant to Section 34 of the Resource Management Act 1991:

“That pursuant to Section 226(1)(e)(ii) of the Resource Management Act 1991, the Southland District Council hereby certifies that Section 3, Block VII, Town of Waikaia, Section 4, Block VII, Town of Waikaia, and Section 5, Block VII, Town of Waikaia each individually comply with the requirements and provisions of the Operative Southland District Plan 2001, and accordingly the Council is agreeable to the issue of individual certificates of title for each of these sections.

Pursuant to Section 113 of the Act, the reasons for this approval are:

- (a) The Council is satisfied that each of these sections are individual 1,012 m<sup>2</sup> sections which are suitable for residential development and are located within the Urban Resource Area.

- (b) The sections each individually have frontage to a legal and formed road.
- (c) There are no buildings on any of the sections, and hence no buildings which transverse section boundaries.
- (d) It is noted that these sections are identified in the Southland District Plan as being located within a "potential floodable area" along with the rest of the Waikaia township. Hence, it is possible that any future residential development on any of the respective allotments would be a subject to a minimum floor level requirement as recommended by Environment Southland."

The necessary certified copies of the relevant block sheets are attached, as requested, along with a receipt for the \$210.80 resource consent processing fee.

You are reminded of the right of objection which exists in relation to this decision, which has been made under delegated authority vested by the Council for a period of 15 working days from your receipt of this decision.

It is suggested that if clarification is required as to any requirements for future floor levels on future developments which may occur on the respective new certificates of title created by way of this Section 226 certification, then such enquiries should be directed to the Hazards Mitigation Manager at Environment Southland, being Mr Dallas Bradley - phone (03) 215 6197 fax (03) 215 8081 email [dallas.badley@envirosouth.govt.nz](mailto:dallas.badley@envirosouth.govt.nz) A copy of this letter has been send to Mr Bradley for his information.

If you require any additional information or clarification, please contact the undersigned.

Yours faithfully



B G Halligan  
**MANAGER - RESOURCE PLANNING**