

When replying please quote: 360/10/10/208 R Hammond

13 October 2010

Lumsden Anglican Church
C/- RPC Consultants
PO Box 767
Invercargill 9840

Copy to: David Joll

Attention: Mr Blair Jackson

Dear Mr Jackson

Resource Consent 10/208 - Lumsden Anglican Church - Two Lot Boundary Adjustment - 9 - 17 Meadow Street, Lumsden

I acknowledge lodgement of your application for the above boundary adjustment, received by the Southland District Council's Resource Management Department on 16 September 2010.

The site subject to this application is located at 9 - 17 Meadow Street, Lumsden and is within the Five Rivers Ward of the Southland District. The site is located within the Urban Resource Area as defined in the Operative Southland District Plan 2001.

This application seeks the following subdivision consent from Council under the Operative Southland District Plan 2001:

- A boundary adjustment to create Lots 1 and 2 from the existing Lot 1, Blk VIII DP 98A, being SL7C/714 which comprises an area of 0.0971 hectares and existing Lots 2 - 5 Blk VII DP 98A being SL27/187 which comprise a total area of 0.4048 hectares.
 - Lot 1 comprising of 0.1983 ha of land containing an existing dwelling and garage which will be transferred to Leslie Joseph Naughton owner of No. 9 Meadow Street to increase the land area for No. 9 Meadow Street.
 - Lot 2 comprising of 0.3036 ha of land containing an existing church and church buildings to be retained by Lumsden Anglican Church.

A subdivision consent is required for this activity under Rule SUB.1(b) of the District Plan, as boundary adjustments are considered to be a controlled activity in accordance with this Rule.

The site is not subject to potential flood inundation. The District Plan planning map does not identify any other matters that would make this site unsuitable for the subdivision proposed.

r/10/10/13616 [dc]



I advise that this application has now been considered by the Council's Group Manager - Environment and Community, under delegated authority vested by the Council, pursuant to Section 34A of the Resource Management Act 1991. The following has been resolved with respect to this matter:

"That pursuant to Sections 95-95F, 104, 104A and 220 of the Resource Management Act 1991, the Southland District Council considers the application prepared by RPC Consultants on behalf of:

- **Lumsden Anglican Church**

for the following subdivision consent:

- **to create Lots 1 and 2 as illustrated on the Subdivision Scheme Plan submitted with the application dated 14 July 2010 (Plan number I1190)**

to be an application for subdivision consent as a controlled activity.

The sites to which this consent relates are located at:

- **9 - 17 Meadow Street, Lumsden**

legal descriptions of the sites to which this consent relates are as follows:

- **Lot 1, Blk VIII DP 98A, contained in Certificate of Title SL7C/714 and Valuation Reference 29250/23900 and Lots 2 - 5 Blk VIII DP 98A, contained in Certificate of Title SL27/187 and Valuation Reference 29250/24000, 29250/24000A and 29250/24000B**

Pursuant to Sections 95-95F, 104 and 104A(a) of the Act, the Council resolves to **grant subdivision consent** to this application, subject to the following conditions being imposed, pursuant to Sections 104A(b), 108 and 220 of the Act:

1. That the boundary adjustment subdivision shall be undertaken in accordance with the application submitted to the Southland District Council on 16 September 2010 (being the scheme plan dated 14 July 2010 - Plan Number I1190).
2. That prior Section 224(c) certification for this boundary adjustment subdivision by the Council, the consent holder at the consent holder's cost shall ensure that each lot is connected to an independent water toby to Standard G12 of the New Zealand Building Code.
3. That prior Section 224(c) certification for this boundary adjustment subdivision by the Council, the consent holder at the consent holder's cost shall ensure that all existing internal water supply lines that cross the new subdivisional boundaries are disconnected. The disconnected water pipes are to be left exposed/uncovered until they have been inspected by Council or its representative to verify that disconnection has been completed. The consent holder shall notify Council's Water and Waste Services Department on 0800 732 732 at least two working days prior to inspection of the uncovered disconnected water pipes.

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

- (a) The Council is satisfied that subject to compliance with the conditions of the resource consent as outlined above, the adverse effects on the environment of the proposed boundary adjustment will be minor only. This determination is based upon the scale and nature of the development proposed in this application.
- (b) Written approvals in terms of Section 95E of the Resource Management Act 1991 were not required to be obtained from any adjoining land owners/occupiers as this boundary adjustment subdivision is a boundary adjustment under the District Plan. Any future use of the allotments created by this subdivision will be required to comply with the relevant standards of the District Plan, or else a land use consent would be required and written approvals from adjoining land owners/occupiers, as considered affected by Council, would be required as part of the resource consent process.
- (c) There are no known sites of Iwi or archaeological significance on the site which this application relates. There is also no flood inundation or natural hazard information held by Council for this site.
- (d) Council's Environmental Health Manager has assessed the application and commented that on site effluent is not required at this site as both lots are required to be connected to the reticulated sewerage system.
- (e) Council's Resources Officer Water and Waste Services has assessed the application and commented that prior to the issue of a Section 224(c) certificate by Council for this boundary adjustment subdivision, the new lots shall be connected to independent water toby and all internal water supply lines that cross the new subdivision boundary between proposed Lot 1 and proposed Lot 2 shall be disconnected.
- (f) Council's Area Engineer for the Five Rivers Ward has assessed the application and considers that the application will not affect the roading network.
- (g) Council's Roading Manager has assessed the application and considers that the application will not affect the roading network."

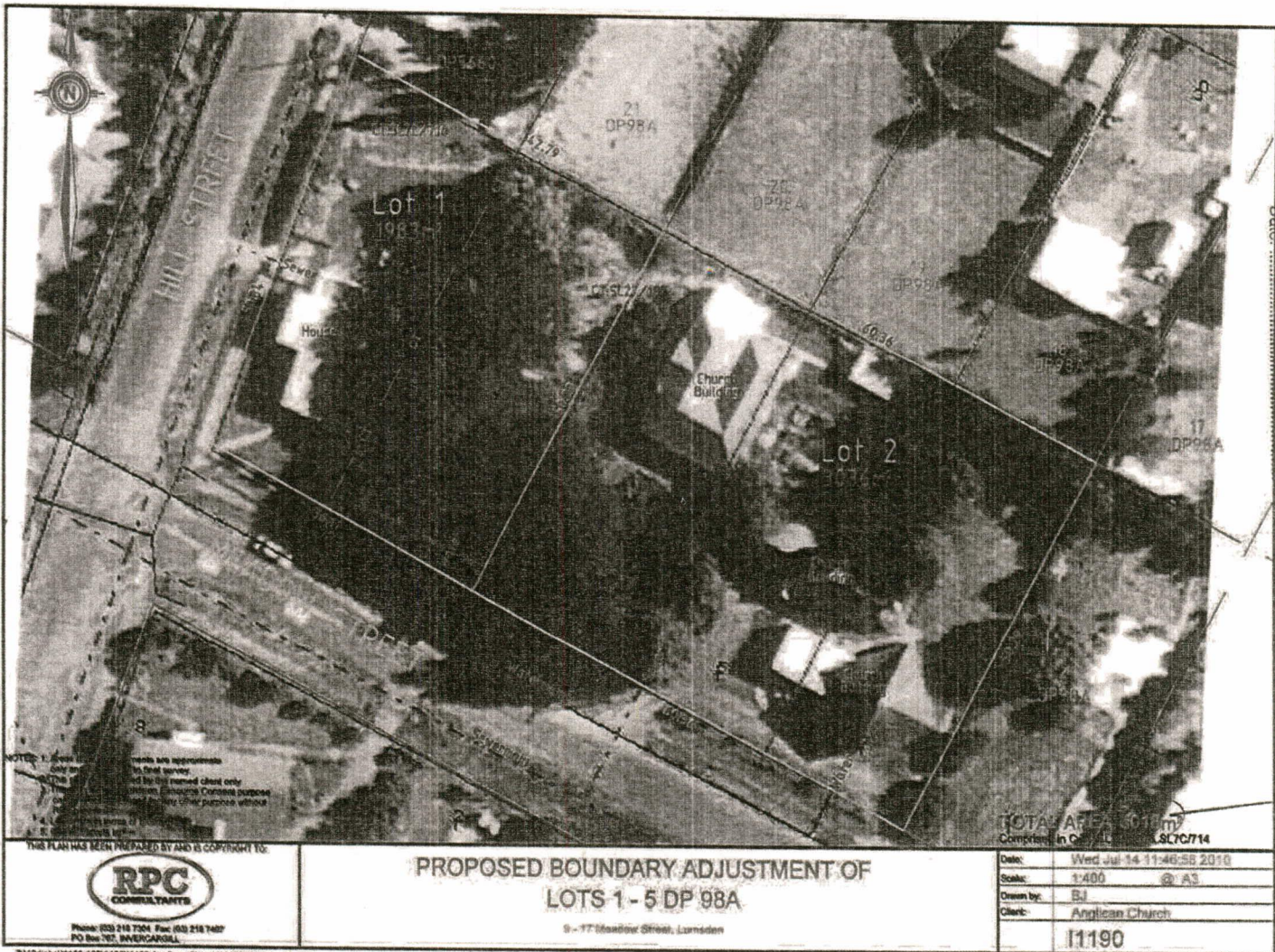
The consent holder is reminded of the rights of objection and appeal which exist in relation to this decision, in accordance with Sections 120 and 357 of the Resource Management Act 1991. The right of objection exists as this decision was made under delegated authority vested by the Council pursuant to Section 34A of the Resource Management Act 1991.

I acknowledge receipt of the \$585.00 resource consent processing deposit. There were no additional costs incurred during the processing of this resource consent; accordingly, no invoice has been attached with this decision.

If you require any clarification, please do not hesitate to contact the undersigned on 0800 732 732 or via email on roy.hammond@southlanddc.govt.nz.

Yours faithfully

Roy Hammond
RESOURCE MANAGEMENT PLANNER



SOUTHLAND DISTRICT COUNCIL
No: 2010/28
Approved: Roy Hartwood
Date: 19/10/2010



Title Plan - DP 436904

Survey Number	DP 436904
Surveyor Reference	I1190 - Anglican Church Lumsden
Surveyor	Blair Alan Jackson
Survey Firm	RPC Ltd - Invercargill (Invercargill)
Surveyor Declaration	I Blair Alan Jackson, being a licensed cadastral surveyor, certify that: (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and (b) the survey was undertaken by me or under my personal direction. Declared on 13 Dec 2010 09:24 AM

Survey Details

Dataset Description	LOTS 1 AND 2 BEING A SUBDIVISION OF LOTS 1 - 5 DP 98 A		
Status	Deposited		
Land District	Southland	Survey Class	Class A Cadastral Survey
Submitted Date	13/12/2010	Survey Approval Date	15/12/2010
		Deposit Date	20/12/2010

Territorial Authorities

Southland District

Comprised In

CT SL27/187

CT SL7C/714

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 436904	Fee Simple Title	0.1983 Ha	537017
Lot 2 Deposited Plan 436904	Fee Simple Title	0.3036 Ha	537018
Total Area		0.5019 Ha	

Diag. A



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07 January 2011



Dianne Williams
Southland District Council TA Certification Division
PO Box 903
Invercargill 9840

Survey Ref: I1190 - Anglican Church Lumsden

Territorial Authority Ref: RC 10/208 - Lumsden Chure

Deposit of DP 436904 Southland Land District

Cadastral Survey Dataset DP 436904 of LOTS 1 AND 2 BEING A SUBDIVISION OF LOTS 1 - 5 DP 98 A Land Registration District of Southland lodged by Blair Alan Jackson was deposited on 20/12/2010.

The following new Computer Register(s) have been issued:

Computer Register: 537017
Area: 1983 square metres
Legal Description: Lot 1 Deposited Plan 436904

Computer Register: 537018
Area: 3036 square metres
Legal Description: Lot 2 Deposited Plan 436904

Area Manager

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112 Tuam St
Private Bag 4721
Christchurch Mail Centre
Christchurch 8140
New Zealand
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