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Southland District Council

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If calling please ask for: **Mr Bruce Halligan**

File Reference:
60/3/97/101

30 July 1997

Noel Bonisch Ltd
P O Box 1262
INVERCARGILL

COPIES TO: Mr G D Jones
Mr L N Forbes
Mr K McNaught

ATTENTION: Mr Gavin Gilder

Dear Sir

**Resource Consent 97/101 - SDC Luxmore Subdivision Stage IX - Te Anau
(Your Ref Job No. 600)**

I acknowledge receipt at the Resource Management Department of the above resource consent application and associated information on 24 June 1997. An amended scheme plan was submitted on 22 July 1997, following Mr Graham Jones' facsimile of 18 July 1997.

I advise that this application has now been considered by the Council's Resource Management Department staff, under delegated authority vested by the Council pursuant to Section 34 of the Resource Management Act 1991.

It has been resolved as follows with respect to this matter:

That pursuant to Sections 94, 104 and 220 of the Resource Management Act 1991, the Southland District Council considers the application of Noel Bonisch Limited, registered surveyors, on behalf of the Southland District Council, applicant, to subdivide Lot 1, DP 14305, Block I, Manapouri Survey District (CT 11B/477) to be an application for a subdivision consent as a restricted discretionary activity.

Pursuant to Section 105 of the Act, the Council resolves to grant subdivision consent to this application, subject to the following conditions being imposed pursuant to Sections 108 and 220 of the Act:

- (1) That the easements as specified in the Memorandum of Easements endorsed on the title plan be duly granted and reserved.
- (2) That Lots 42 and 43 on the scheme plan shall vest in the Southland District Council as Recreation Reserve.
- (3) That Lot 44 on the scheme plan shall vest in the Southland District Council as road reserve.

- (4) Infrastructure - All infrastructure including water supply, sewerage, stormwater drainage, power and telephone reticulation, roads, footpaths, street lighting and street signs necessary to service the subdivision are to be installed by the applicant. Power and telephone is to be underground.
- (5) Engineering Documentation - Full engineering construction documentation (drawings and specifications) to the satisfaction of the Director of Works and Services are to be submitted before any construction work commences.
- (6) Construction Supervision - The construction is to be supervised by a registered engineer who will be responsible for certifying that the construction has been carried out in accordance with the agreed standards. The supervising engineer is to be also responsible for notifying Council when any water, sewerage or road sealing works are ready for inspection.
- (7) As Built Drawings - As built drawings in hard copy and diskette form compatible with Microstation are to be supplied on completion of the works and before application is made to seal the title plan for the subdivision. Drawings are to be accurate to within 100 mm for position and 20 mm for levels.
- (8) That pursuant to Section 409 of the Resource Management Act 1991 and Rule FIN.7 of the Proposed Southland District Plan, a headworks contribution of \$67,054.36 plus GST as per the attached calculation sheet is to be paid by the applicant. The contribution is to be made at the time that the title plan is lodged for sealing by Council. (Please note that this will be an internal transfer dealt with by Council Accounting staff when the title plan of subdivision is lodged.)
- (9) That the access to the proposed Lots 40 and 41 shall be increased in width from 3 to 3.5 m, in order to comply with Rule SUB.3.D of the Proposed District Plan. This increase is necessary as the length of these access lots exceeds 30 metres.

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

- (a) The Council is satisfied that, subject to the conditions of approval as outlined above, the subdivisional proposal complies with the provisions of the Proposed Southland District Plan. The subdivision provisions of the Proposed District Plan are not subject to appeal, and accordingly Section 19 of the Act applies subject to the amendment as spelt out in Condition 9 above, the subdivision proposal complies with the relevant performance standards for subdivision under the Proposed Plan.
- (b) No financial contribution with respect to reserves has been imposed. This is because an area of 16,574 m² is to vest as reserve within this subdivision.

This current subdivision itself generates a reserve requirement of 60 m² per allotment x 41 allotments = 2,460 m². The area of reserve land "in deficit" from the previous Luxmore subdivisions is 5,723 m². Accordingly, the amount of reserve contribution surplus which can be credited to future subdivision stages is:

Land to Vest (Stage IX)	16,574 m ²
Less Deficit (Stage VIII)	5,723 m ²
Less Stage IX Requirement	<u>2,460 m²</u>
Credit for Future Subdivision	8,391 m ²

Accordingly, it is not necessary to impose a financial contribution condition with respect to reserves.

- (c) The requirement for a headworks contribution outlined in Condition (8) of the consent has been made so as to deal with the additional demand which this subdivision will place on the existing water and sewerage treatment facilities. The creation of an additional 41 urban allotments will impose substantial additional demand on the Council's reticulated services in this area.

I advise that the Council's costs of processing this application amount to \$310.50 calculated as per the attached costing sheet (no deposit was paid with the application). An invoice for this amount is attached.

If you require any additional information, please do not hesitate to contact the undersigned.

Yours faithfully

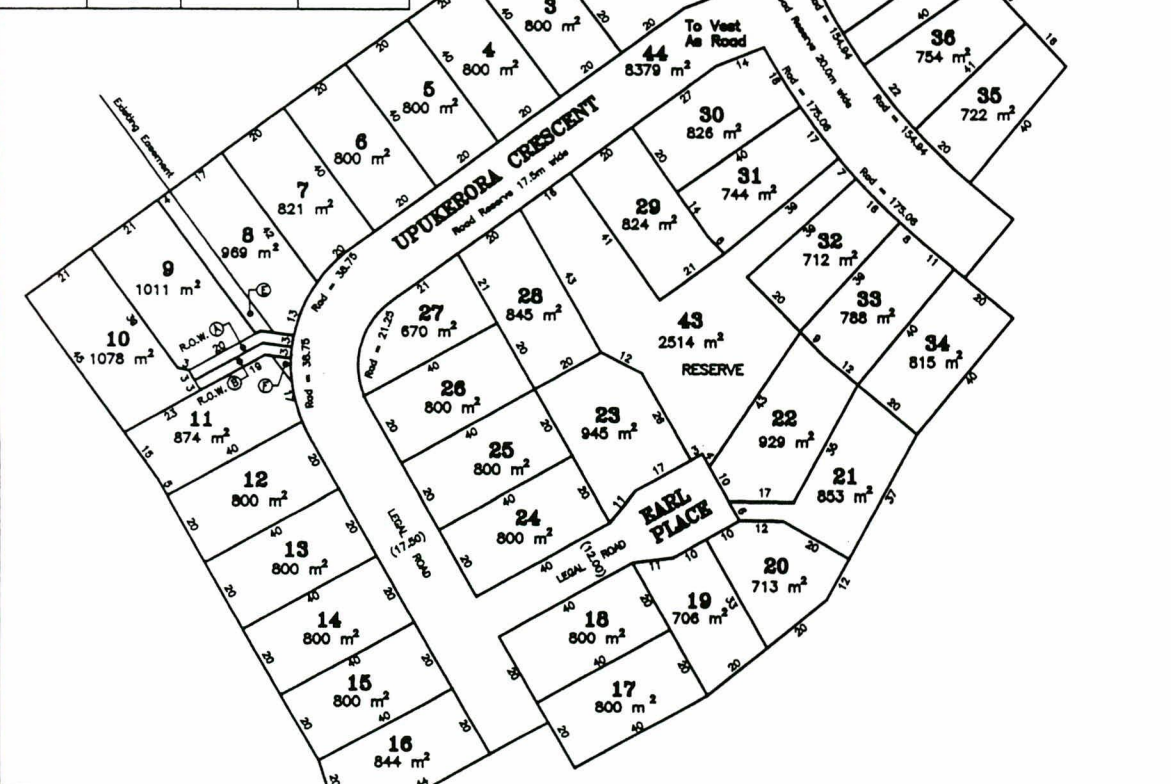
B G Halligan
MANAGER - RESOURCE MANAGEMENT

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY & SERVICE	(A)	LOT 9	LOT 10
	(B)	LOT 10	LOT 9
	(C)	LOT 40	LOT 41
	(D)	LOT 41	LOT 40

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO CONVEY	(E)	LOT 8	Southland
	(F)	LOT 11	District
	(A)	LOT 9	Council
STORMWATER	(B)	LOT 10	



NOEL BONISCH Limited
REGISTERED SURVEYORS
 68 STANLEY STREET, P.O. BOX 1173
 PHONE 03-44 24 023
 QUEENSTOWN, N.Z.

LAND DISTRICT SOUTHLAND
 Record Map No:
 Comprised in: CT 11B/477

PROPOSED SUBDIVISION OF LOT 1 DP 14305
 BLOCK 1 MANAPOURI SURVEY DISTRICT

Local Authority: Southland District Council
 At Original Format of A2 the Scale is: **As Shown**
 When reduced to A4 the Scale is:

DATE: July 1997
 D.P. Surveyor's File Reference 6002/Q2

