



Southland District Council

When replying please quote: 60/3/00/150 B Halligan

FILE COPY

9 October 2000

Noel Bonisch Limited
Registered Surveyors
P O Box 1262
INVERCARGILL

COPIES TO:

K McNaught
G Jones
D Reid
B E Brown, Te Anau CB, P O Box 25, Te Anau

ATTENTION: Mr Gavin Gilder

Dear Gavin

Resource Consent 00/150 - Luxmore Stage IXa Subdivision - Southland District Council, Te Anau (Te Anau Ward)

I acknowledge lodgement at the Resource Planning Section of the above resource consent application and associated information on 26 September 2000. This application seeks a subdivision consent for the creation of Lots 1 to 23 as shown on the Scheme Plan of Subdivision. Lots 1 to 20 are proposed residential allotments, intended for future residential use. Lot 21, of 14,060 m² is to vest in Southland District Council as a Recreation Reserve. Lot 22, being 4,460 m² is to be vested in Council as road; and Lot 23 (being the Balance Title Area of CT 11B/477) is 26.57 hectares of bare land which is proposed to be utilised for future residential development in future stages of the Luxmore subdivision.

The current Luxmore IXa subdivision is a scaled down version of the previous Luxmore Stage IX subdivision approved by Council in July 1997 (R.C. 97/101), which involved the creation of 41 residential allotments, with Lot 42 on that plan to vest as reserve, Lot 44 to vest as road, and Lot 43 to be a Balance Title Area for future development. This previous subdivision consent has now lapsed, and consent is now sought at this stage for a lesser number of residential allotments.

I advise that this application has now been considered by the Council's Resource Planning 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

Southland District Council

for consent to

subdivide Lot 1, DP 14035, Block I, Manapouri Survey District (CT 11B/477) in order to create Lots 1-23 as shown on the Scheme Plan of Subdivision

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 Memorandum of Easements shown on the scheme plan shall be shown in a Memorandum of Easements on the survey plan, and that these easements be duly granted and reserved.
2. That Lot 21 as shown on the scheme plan shall vest in Southland District Council as Recreation Reserve.
3. That Lot 22 as shown on the scheme plan of subdivision shall vest in the Southland District Council as Road.

4. Infrastructure

That all infrastructure including water supply, sewerage, stormwater drainage, power and telephone reticulation, roads, footpaths, street lighting and street signs necessary to service the subdivision is to be installed by the consent holder at the consent holder's expense.

5. Engineering Documentation

That full engineering construction documentation (drawings and specifications) to the satisfaction of the Group Manager Asset Management is to be submitted before any construction work commences.

6. Construction Certification

That the Contractor and Supervising Engineer/Surveyor are to certify that the construction has been carried out and completed in accordance with the agreed standards through the issuing of written Producer Statements covering their respective responsibilities.

7. As-Built Drawings

That complete as-built drawings for all of the infrastructure are to be supplied on completion of the works and before application is made for Section 224(c) certification for the subdivision. Drawings are to be in both hard copy and diskette form, compatible with Microstation, giving co-ordinates relative to NZ Map Grid or Geodetic datums and levels relative to mean sea level datum with an accuracy to within 100 mm for position and 20 mm for levels.

8. Financial Contribution

That in accordance with Rule FIN.7 of the Southland District Plan, a headworks contribution of \$46,356.78 (GST inclusive), shall be required to be paid by the consent holder prior to the issue of the Section 224(c) certificate by the Council. (Please note that this will be an internal transfer dealt with by Council staff when the Survey Plan of Subdivision is lodged).

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 subdivision as proposed complies with the provisions of the Southland District Plan. The subdivision provisions of the District Plan, and the provisions relating to financial contributions, were made operative in June 1999.
- (b) Although the application requests that headworks contributions be waived with respect to this subdivision proposal, this has not occurred, and a financial contribution has been required in accordance with Rule FIN.7 of the Southland District Plan and the attached calculation sheet. The reason for this financial contribution is to deal with additional demand which this subdivision will place on existing water and sewerage infrastructure and treatment facilities. While the subdivider will install reticulation sufficient to service the current subdivision, the headworks contribution has been imposed to recognise that the creation of these additional 20 residential allotments will also impose substantial additional demand on the Council's existing water and sewerage reticulation systems in Te Anau.
- (c) No reserves contribution has been specified with respect to this subdivision, as Lot 21, with an area of 14,060 m², is to vest in the Southland District Council as Recreation Reserve as part of this subdivision consent. This will provide a link between Milford Road and Govan Drive, as illustrated on the Scheme Plan of Subdivision.

As per the previous subdivision consent issued in July 1997, there was a reserve contribution "deficit" of reserve land dating back to the Luxmore Stage XIII subdivision of 5,723 m². The current subdivision proposal will create 14,060 m² of reserve land. If the 5,723 m² "deficit" from Stage XIII and the 1,200 m² (60 m² x 20 residential allotments) current requirement for land to vest are subtracted from the 14,060 m² of reserve land vesting via Stage IXa, this leaves an excess of reserve contribution land which is vesting in Council at this stage of 7,137 m². This can be recognised in future stages of the Luxmore Subdivision as they occur; and the Surveyor notes that it is likely that subsequent stages will be more intensively developed and there may be a reserve contribution "deficit" for those particular stages".

No deposit was paid with the application when it was lodged with the Council. As per page 6 of your application, a separate internal transfer will be arranged with Mr Kevin McNaught, Council's Property Manager, for the \$250.00 resource consent processing fee.

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

Yours faithfully

B G Halligan
MANAGER - RESOURCE PLANNING

RECEIPT FROM : SOUTHLAND DISTRICT COUNCIL
15 FORTH ST, INVERCARGILL
PHONE (03) 218 7259
GST NO. 51-850-238

DEPOSIT 10/5

DATE	RECEIPT NO.	GST	NETT	TOTAL		
14/05/02	1000018321	3501.71	28013.69	31515.40	MISC	SALE CANTWELL
				31515.40		