



Land Information Memorandum

Order Information

Summary

LIM Number	970566
Property Address (The Land)	93 Le Cren Street Timaru
Requested By	Julian Thompson
Date of Issue	28 January 2025

Disclaimer

This Land Information Memorandum has been prepared for the applicant for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains information which:

- Must be included pursuant to section 44A of the Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to the land this LIM relates to

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

It is based on a search of Council records only and there may be other information relating to the land which is not known to Council. The Council has not undertaken any inspection of the land or buildings on it for the purpose of preparing this Land Information Memorandum. Accordingly, the Council is unable to verify that the consents in our file match the buildings on the property. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

It is recommended that the physical attributes of the property, in particular onsite buildings, are checked against the information provided. Environment Canterbury may hold information on natural and physical resources that may be relevant to this property. For more information please visit the link below:

www.ecan.govt.nz/do-it-online/property-information/land-information-requests/

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.

Every care has been taken to ensure that the information is correct at the time of issue. The following information is supplied from Council records that are held in respect of the land situated at 93 Le Cren Street, Timaru.

Land Information Memorandum

Occupancy Details

Owner/Ratepayer	Julian Arthur de Moulpied Thompson
Owner/Ratepayer	Yvonne Margaret Thompson

Parcel Listing

ID	Legal Description	Record of Title	Type	Zone	Area (Ha)
23757	Lot: 2 DP: 88	CB29/136	Registered	RES 2	0.0506

Property Summary

Address	93 Le Cren Street, Timaru
Area	506 square meters

Council Leases

NA

s44A(2)(a) - Hazards

Information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that—

- i. is known to the territorial authority; but
- ii. is not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991

Hazards

NA

Stopbanks

NA

Earthquake Fault Awareness Areas

NA

100 Year Coastal Erosion Line

NA

Coastal Inundation Line

NA

Proposed District Plan

NA

Property Contamination

There are no environmental health requisitions on the property.

s44A(2)(b) - Sewer and Stormwater

Information on private and public stormwater and sewerage drains as shown in the territorial authority's records.

Public Stormwater Drains

There are no public stormwater drains on the site.

Public Sewers

There are no public sanitary drains on the site.

On-site Drainage

There are no shared drains.

Recorded against parcel(s): 23757

There are drainage plans attached.

Recorded against parcel(s): 23757

There are private drains on site.

Recorded against parcel(s): 23757

Please note: Information provided on drainage plans is based on Council records. Although every care is taken to ensure that the information is correct, Council cannot guarantee the information is complete. A search of the property title is recommended if any additions or new buildings are proposed in the future.

Stormwater Attenuation Register

NA

Flood Risk Certificates

NA

Water Courses

There are no natural water courses on the site.

Shared Drains

NA

Land Drainage

There is no land drainage system.

Infiltration Register

NA

Sewer Register

There are existing sewer connections on site.

Recorded against parcel(s): 23757

Tradewaste Register

NA

Other Sewer Information

NA

General Drainage Comments

NA

s44A(2)(bb) - Drinking Water

Information on —

- i. whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a drinking water supplier
- ii. if the land is supplied with drinking water by a drinking water supplier, any conditions that are applicable to that supply
- iii. if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply
- iv. any exemption that has been notified by Taumata Arowai to the territorial authority under section 57 of the Water Services Act 2021

Water Scheme

There is an existing connection on the site to the water scheme: Timaru Urban.

Recorded against parcel(s): 23757

Water General Comments

NA

Other Water Information

NA

Shared Private Water

NA

Private Water Leaks

NA

s44A(2)(c) - Rates

Information relating to any rates owing in relation to the land.

Rating Information

Property ID	2345	Valuation Reference	24950/170.00
Land Value	\$250,000	Capital Value	\$480,000
Date of Valuation	1 September 2023		

Timaru District Council Rates (1 July 2024 - 30 June 2025)

1/7	General Residential General	Land Value	250000	\$692.50
2/1	Community W&S Timaru	Land Value	250000	\$317.50
3/1	100% Uniform Annual General Charge	Special	1	\$1,029.00
50/1	Standard Urban Waste Management Charge	Special	1	\$378.00
55/1	100% Water Supply Urban	Special	1	\$671.00
58/1	Sewer Charge	Special	1	\$356.12
90/1	Overpayment	Special	0	\$0.00
Total Timaru District Council Rates (GST Inclusive)				\$3,444.12

Environment Canterbury Rates (1 July 2024 - 30 June 2025)

500/1	General Region Timaru	Capital Value	480000	\$177.91
500/1	General Region Timaru	Capital Value	-480000	-\$225.65
500/1	General Region Timaru	Capital Value	480000	\$225.65
505/1	Region UAGC Timaru	Special	1	\$45.16
515/1	Region W&S Timaru	Capital Value	480000	\$12.22
515/1	Region W&S Timaru	Capital Value	-480000	-\$15.49
515/1	Region W&S Timaru	Capital Value	480000	\$15.49
521/1	Civil Defence Timaru	Special	1	\$14.30
535/1	Urban Transport Timaru	Capital Value	480000	\$128.63
535/1	Urban Transport Timaru	Capital Value	-480000	-\$162.49
535/1	Urban Transport Timaru	Capital Value	480000	\$162.49
545/1	Tim/Glde Air Quality Rate	Capital Value	480000	\$3.88
545/1	Tim/Glde Air Quality Rate	Special	-480000	-\$4.93
545/1	Tim/Glde Air Quality Rate	Capital Value	480000	\$4.93
Total Environment Canterbury Rates (GST Inclusive)				\$382.10
Total Rates (GST Inclusive)				\$3,826.22

Rates Financial Details

Timaru District Council rates owing	\$1,268.41
Environment Canterbury rates owing	\$140.74

If it is proposed to pay the rates on this property you are advised to contact the Customer Services Unit to verify the correct balance.

In certain circumstances some rating units are rated land value and capital value charges only as they fall under the criteria of Section 20 of the Local Government (Rating) Act 2002. If the rating unit is sold and no longer fits the criteria, the rating unit will attract the full rate charges from the next rating year beginning 1 July.

Service charges for water, sewer and waste management are subject to change, services may be supplied after the date of the LIM.

Any services connected or supplied after 30 June, with the exception of the 4 Bin service, are charged to the property from 1 July following.

Kerbside Collection Service

Properties in the urban areas of Timaru, Temuka, Geraldine and in the townships of Pleasant Point, Cave, Winchester and Pareora are rated for 4 bins (red, green, yellow and blue). The 4 Bin Service is optional for rural properties.

Charges for the 4 Bin Service are invoiced from the date of application for that rating year. Thereafter, the charges will be a targeted rate within the annual rates set. Changes to the service should be completed by 1 June in order for changes to the targeted rate to be effective for the following rating year.

If purchasing any property, a check should be made to ensure that the bins being rated for are located at the property. No refund can be made for this rate, therefore details of the property's bin service should be correctly identified prior to possession.

Bins are allocated to the property and should not be removed. All properties receiving the service require a minimum of a standard set or a stacker crate system.

All conditions and requirements of the 4 Bin Service should be verified with Council's Customer Services Unit.

Half Water Rate

NA

Healthier Homes

NA

s44A(2)(ca) - Infrastructure Funding and Financing Act 2020

If the land concerned is located in a levy area that is subject to a levy order under the Infrastructure Funding and Financing Act 2020, information about—

- i. the levy period
- ii. how liability for a levy on the land is assessed
- iii. amounts of any unpaid levy

NA

s44A(2)(cb) - Urban Development Act 2020

If the land concerned is located in a project area that is subject to a targeted rates order under the Urban Development Act 2020, information about—

- i. the financial years to which the order applies; and
- ii. how liability for targeted rates under that Act on the land is calculated; and
- iii. amounts of any unpaid targeted rates under that Act

NA

s44A(2)(d) - Consents and Other Orders

Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act).

Planning

General Applicable Land Use Consents

Land Use Consent No. 5786 granted on 05/10/2005

Activity: Telecom New Zealand Ltd for the purposes of installation, operate and maintain telecommunication lines and facilities in all zones of the Timaru District.

Recorded against parcel(s): 23757

Information on Activities Requiring Planning Approval

NA

Powerlines

NA

Building Information

Building Consents

Building Consent 2.2013.274.1 issued on 7 May 2013

Activity: Dwelling Alteration & Install Solar Hot Water Heating System

Code Compliance Certificate issued on 7 November 2014.

Recorded against parcel(s): 23757

Refer to the following attachment(s):

- Floor plan for 2.2013.274.1 - Dwelling Alteration & Install Solar Hot Water Heating System

Building Consent 2.2013.90.1 issued on 1 March 2013

Activity: Dwelling Alteration (Stormwater)

Code Compliance Certificate issued on 9 December 2014.

Recorded against parcel(s): 23757

Refer to the following attachment(s):

- Floor plan: No documentation held
- Site plan: No documentation held

Building Consent 2.1993.2775.1 issued on 12 November 1993

Activity: Dwelling Addition

Code Compliance Certificate issued on 14 September 1995.

Recorded against parcel(s): 23757

Refer to the following attachment(s):

- Floor plan for 2.1993.2775.1 - Dwelling Addition
- Site plan: No documentation held

Project Information Memorandum

NA

Certificates of Acceptance

NA

Building Records

NA

Exempt Building Work

NA

Discretionary Exempt Building Work

NA

Compliance Schedules and Building Warrant of Fitness

NA

Third Party Building Consents

NA

Notice to Fix

NA

Earthquake Prone Buildings

NA

Swimming Pools

NA

Building Permits

Building Permit No. 18924 - Erect Glasshouse - 14 May 1979

Recorded against parcel(s): 23757

Plans: No documentation held.

Building Permit No. 12425 - Building Addition (Garage) - 16 September 1969

Recorded against parcel(s): 23757

Refer to attachment Plans for Building Permit 12425 - Building Addition (Garage).

Building Permit No. 24197 - Install Kent Freestanding Solid Fuel Heater - 8 May 1969

Recorded against parcel(s): 23757

Plans: No documentation held.

Building Permit No. 10917 - Dwelling Additions - 19 August 1966

Recorded against parcel(s): 23757

Refer to attachment Plans for Building Permit 10917 - Dwelling Additions.

Building Permit No. 1467 - Erect Dwelling - 8 June 1923

Recorded against parcel(s): 23757

Refer to attachment Plans for Building Permit 1467 - Erect Dwelling.

Drainage Permits

NA

Additional Building Attachments

Refer to the following attachment(s):

- Drain Plans: Plumbing and Drainage - Plans - 93 Le Cren Street Timaru - BC 2.2013.90
- Drain Plans: Plumbing and Drainage - Plans - 93 Le Cren Street Timaru - BC 2.2013.274
- Drain Plans: Plumbing and Drainage - Plans - 93 Le Cren Street Timaru - Drains Altered 1993
- Drain Plans: Plumbing and Drainage - Plans - 93 Le Cren Street Timaru

Environmental Health

Health Licences

This property is not subject to any health licences.

Liquor Licences

This property is not subject to a licence under the Sale and Supply of Alcohol Act 2012.

Food Act 2014

This property is not subject to any food licences.

Noise Abatement

NA

Land Transport Information

Roading General Comments

NA

Dairy Cattle Crossing

NA

Land Transport Information

NA

Non-Compliant Crossings

NA

Occupation of Road Reserve

NA

Infrastructure

Engineering Designs

NA

Services Consents

NA

s44A(2)(da) - Building Act 2004 Section 362T(2)

The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004.

NA

s44A(2)(e) - Building Act Certificates Issued by a Building Certifier

Information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

NA

s44A(2)(ea) - Weathertight Homes Resolution Services Notifications

Information notified to the territorial authority under section 124 of the Weathertight Homes Resolution Services Act 2006.

NA

s44A(2)(f) - Land Use

Information relating to the use to which that land may be put and conditions attached to that use.

Zoning

This site is zoned in the Timaru District Plan as Residential 2 Zone (High Density Residential; Timaru only) (RES 2)

Recorded against parcel(s): 23757

Designations

NA

Significant Natural Areas

NA

Adjoining Properties

Relevant activities requiring planning approval in close proximity to the subject property are listed below.

Activities requiring planning approval for rail land, road reserves and riverbeds are not shown.

Subdivision consent 101.2023.156.1

Granted date: 10 November 2023

Situation: 118 Church Street

Activity: Subdivide to Carry Out Boundary Adjustment

Subdivision consent 101.2022.144.1

Granted date: 25 November 2022

Situation: 118 Church Street

Activity: Subdivide To Carry Out Boundary Adjustment

Land Use consent 102.2021.204.1

Granted date: 19 October 2021

Situation: 100 Le Cren Street

Activity: Building a Garage and Carport on Boundary

Land Use consent 102.2017.132.1

Granted date: 4 October 2017

Situation: 127 Church Street

Activity: Building Extension within Boundary Setback with Recession Plane Intrusion and Non Complying Parking

Land Use consent 102.2017.18.1

Granted date: 29 June 2018

Situation: 5 Clyde Street

Activity: Re-Assemble Relocatable Garage

Land Use consent 102.2007.29087.1

Granted date: 28 November 2007

Situation: 114 Church Street

Activity: Use of garage for commercial storage within boundary setback.

Land Use consent 102.2005.28174.1

Granted date: 4 August 2005

Situation: 104 Le Cren Street

Activity: Establishment of a new telecommunication facility.

Land Use consent 102.2000.25737.1

Granted date: 21 July 2000

Situation: 129 Church Street

Activity: Extension of hours of liquor sales (Woolworths).

Land Use consent 102.1999.668.1

Granted date: 1 November 1999

Situation: 82 Le Cren Street

Activity: Dwelling addition.

Land Use consent 102.1998.817.1

Granted date: 26 May 1998

Situation: 119A Church Street

Activity: Erect two dwelling units with non-complying parking (Unit 1).

Land Use consent 102.1996.529.1

Granted date: 8 November 1996

Situation: 109 Le Cren Street

Activity: Erect two dwelling units within side boundary setback.

Land Use consent 102.2003.26738.1

Granted date: 24 October 1995

Situation: 104 Le Cren Street

Activity: Alterations to service station & replace signage.

Land Use consent 102.2003.26923.1

Granted date: 12 July 1994

Situation: 127 Church Street

Activity: Shop addition without verandah.

Land Use consent 102.1990.30191.1

Granted date: 11 October 1990

Situation: 104 Le Cren Street

Activity: Addition to commercial garage/service station.

Maps

The attached maps and legend should be viewed in conjunction with the above information.

The aerial photograph is not to scale and is included for information only.

No measurements should be taken from it. The aerial photograph is the most recent available.

Outstanding Landscape Areas

NA

Amenity Landscape Areas

NA

Coastal Marine Area Boundary

NA

Statutory Acknowledgements

NA

Esplanade Strips

NA

Archaeological Site

NA

Significant Trees

NA

Heritage New Zealand Locations

NA

Heritage Buildings and Structures

NA

Richard Pearse Airport

NA

s44A(2)(g) - Information Notified by Statutory Organisations

Information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose.

Environment Canterbury

Hazard Advice

Liquefaction

The report titled 'Liquefaction Hazard in Timaru District' (Environment Canterbury Report) No. R13/29 assesses the liquefaction hazard potential of the district. The report zones areas of the district according to their potential for liquefaction. The liquefaction zoning of the subject site is identified in the attached map titled 'Zones of Potentially Liquefiable Soils'. However, despite this zoning, please note that as soil properties can vary greatly over short distances, the actual liquefaction potential of the subject site can only be determined through a site specific investigation. Please refer to the above mentioned report for more information about the liquefaction potential of the site. The report is available at www.ecan.govt.nz/liquefaction.

Please contact Environment Canterbury on 0800 324 636 for any questions about this report.

Flooding

Part or all of this site may be subject to the risk of flooding. Contact Environment Canterbury for site specific details.

Environment Canterbury Managed Drains

NA

s44A(2)(h) - Network Utility Operator Notifications

Any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

NA

s44A(3) - Discretionary Information

In addition to the information provided for under subsection (2), a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant.

Property Boundary Matters

NA

Additional Attachments

NA

Fire and Emergency Act 2017

NA

Attachments

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Aerial Photograph

Refer to appended sheet for Legend

Not to scale
28 January 2025



All information shown (incl. underground services) is indicative only. Timaru District Council accepts no responsibility for incomplete or inaccurate information contained on this map. This publication is copyright reserved by Timaru District Council. Cadastral information is sourced from LINZ Data Service CC 4.0

Parcel ID Map

Refer to appended sheet for Legend

Not to scale
28 January 2025



23758

23716

23757

86864 86862 86867
86857 86856 86860
86859 23756

86865
86858
86868

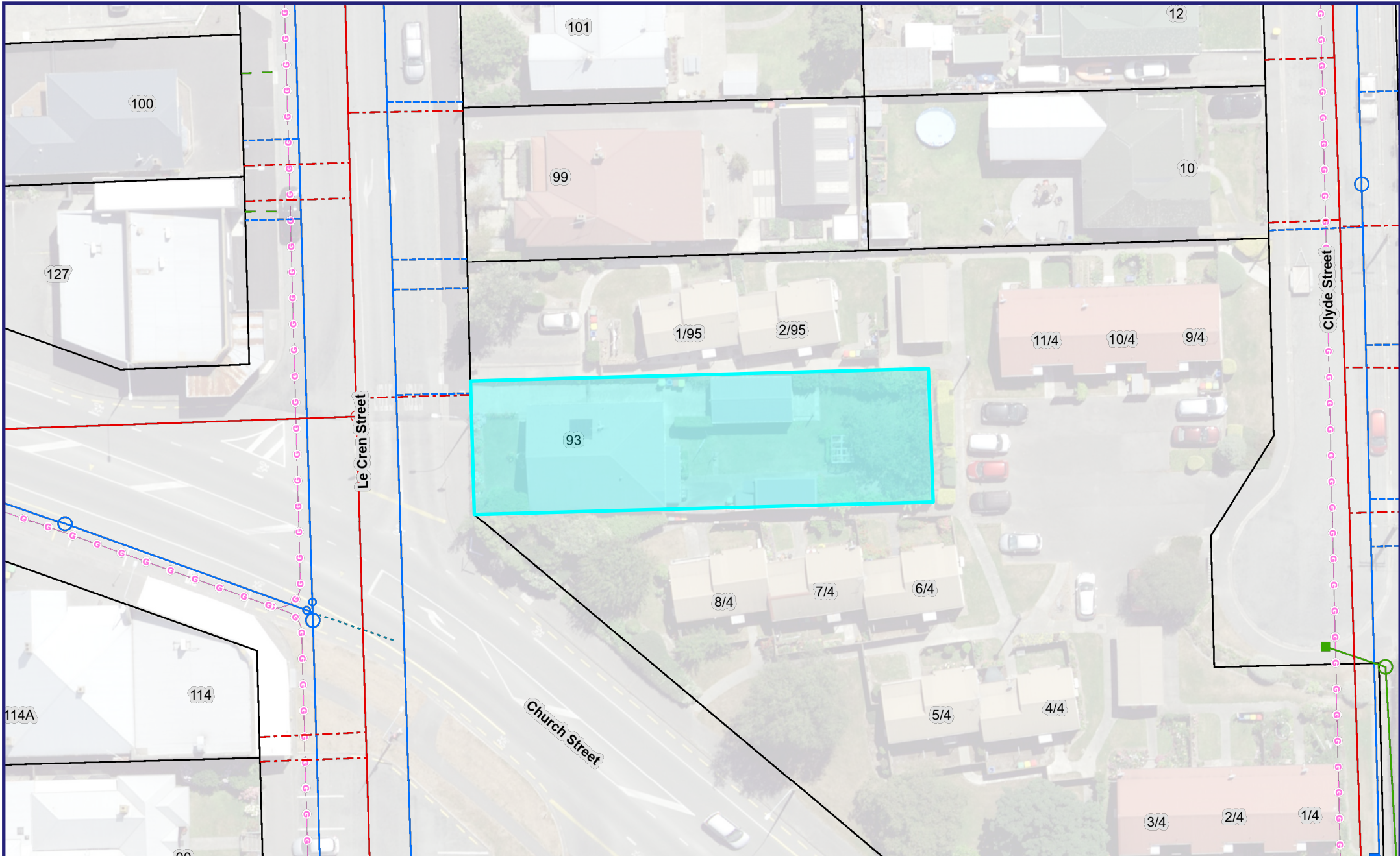
86866
86863
86861

Church Street

Reticulation Services Map

Refer to appended sheet for Legend

Not to scale
28 January 2025



Adjacent Property Map

Refer to appended sheet for Legend

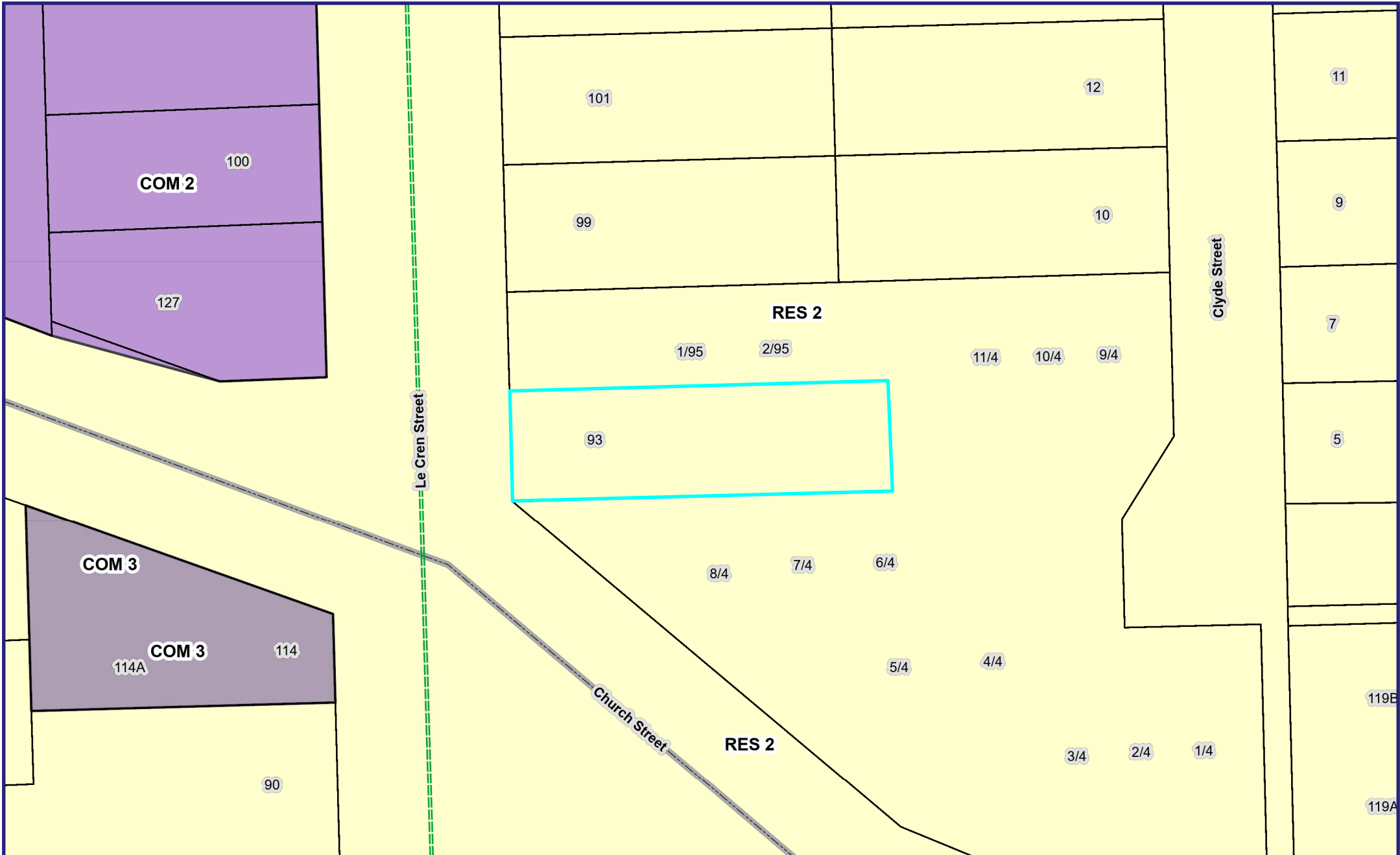
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28 January 2025



District Planning Map

Refer to appended sheet for Legend

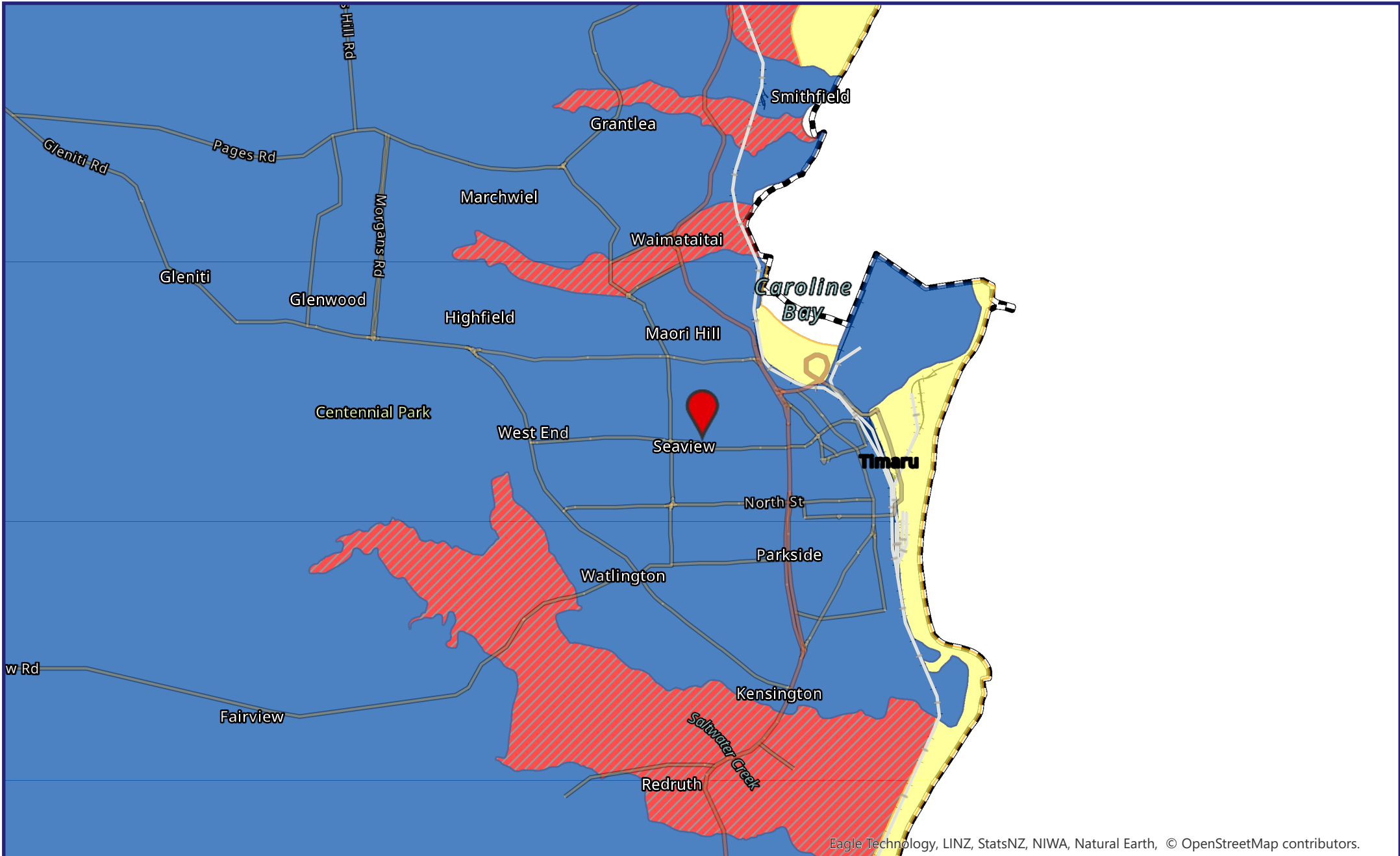
Not to scale
28 January 2025



Liquefaction Vulnerability Categories

Refer to appended sheet for Legend

Not to scale
28 January 2025



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Proposed District Plan Natural & Coastal Hazards

Refer to appended sheet for Legend

Not to scale
28 January 2025



TDC GIS Unit

- District Outline
- Designated Site
- Designated Area
- Archaeological Site
- Heritage Buildings and Structures
- Heritage New Zealand Sites
- Significant Tree
- Aerodrome Flight Path Designation
- Indicative Road
- Coastal Marine Area Boundary
- 100 Year Coastal Erosion Line
- Coastal Inundation Line
- ECan Managed Drains
- Stopbanks
- Esplanade Strips
- Powerlines

- Noise Contour
- Significant Natural Areas
- Statutory Acknowledgement
- Outstanding Landscape Areas
- Amenity Landscape Areas
- Prop. District Plan Amendments
- Proposed Subdivisions
- Proposed Subdivisions at 224C Stage
- Washdyke
- Industrial Expansion Area
- High Hazard Stopbank Setback Area
- Coastal High Hazard (Erosion) Area
- Coastal High Hazard (Inundation) Area

- COM 1
- COM 1A
- COM 1B
- COM 1C
- COM 2
- COM 2A
- COM 3
- IND H
- IND L
- R 1
- R 2
- R 3
- R 4
- R 4A
- R 4B
- R 5
- REC 1
- REC 2
- REC 3
- Rural Residential (Brookfield Road)
- RES 1
- RES 2
- RES 3
- RES 4
- RES 5
- RES 6
- Rural Residential Sub Zone
- Rural Lifestyle Sub Zone
- Rural Production Sub Zone

- National Routes
- Regional Arterial Roads
- District Arterial Roads
- Principal Roads
- Collector Roads
- Water Mains
- Water Laterals
- Private Water
- Abandoned Water
- Sewer Mains
- Sewer Laterals
- Private Sewer
- Abandoned Sewer
- Stormwater Mains
- Open Storm Channel
- Stormwater Laterals
- Private Stormwater Mains
- Private Open Storm Channel
- Abandoned Stormwater
- Redundant Gas Pipes

- Gleniti FUD Streams
- Gleniti FUD Reserves
- Future Urban Development Zones
- Liquefaction damage is possible - Fine-grained sediment <10,000 years old
- Liquefaction damage is possible - River, stream or beach sediment <10,000 years old
- Liquefaction damage is unlikely - River or stream sediment >10,000 years old
- Liquefaction damage is unlikely - Rock or hill soils

- ### Proposed District Plan Hazard Layers
- Liquefaction Areas
 - Earthquake Fault
 - (Subdivision Awareness) Areas
 - Earthquake Fault (Infrastructure or Facilities Awareness) Areas
 - Flood Assessment Area
 - Regional Council Stopbank
 - Coastal High Hazard (Inundation) Area
 - Coastal High Hazard (Erosion) Area
 - High Hazard Area



Land Information Memorandum Map Legend

Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED.
 Information shown is the currently assumed knowledge as at date printed. If information is vital, confirm with the authoritative owner. E. & O. E.
 Date of Photography - Urban areas - Jan. 2023
 - Rural areas - Jan. - Mar. 2024

Timaru Water Supply

Where does your water come from and is it safe?

Timaru's water comes from two sources: the Upper Gorge of the Pareora River and from the Opihi River near Pleasant Point. From there it is piped to the Claremont Reservoir where the water receives ozone treatment to kill bacteria and protozoa (Giardia and Cryptosporidium), it is then chlorinated to prevent the water getting re-contaminated on its way to your taps.

Council own and operate the water supply network from the intake to the point of supply at your property. For the Timaru scheme these assets consist of 2 intakes, 5 pump stations, 3 reservoirs, a treatment plant, and a reticulation network of around 338 kilometres of pipelines.

Maintenance of the water supply

Council utilises contractors to carry out maintenance work. Occasionally a water main may need to be shut down for maintenance, meaning you will not have water. We try to keep disruption to a minimum and where possible inform people in advance. Notification may be via a letter, newspaper or radio advert, loudspeaker, on our website or Facebook page or a combination of these. If you require a continuous supply of water, please make your own storage arrangements.

Your Responsibilities

You are responsible for the pipework on the property from the boundary to your taps.

If you have a shared right of way, the water supply within that right of way is commonly a combined water service for all users. Users of this pipework are responsible for its operation and maintenance. As this supply line is beyond the road boundary it is not the Council's responsibility.

Water conservation:

- Water is a limited and precious resource. Council is only allowed to take so much water from the ground and rivers, so we all need to be considerate with our water usage. We regularly check our pipelines for leakage, and we request you fix any leaks you find on your property.
- Council will contact you if we become aware of water wastage on your property and will ask you to fix it. If it continues to be above acceptable levels, enforcement action may be taken.
- If you are a high-use consumer you may have a meter installed on your water supply connection.

Water restrictions

Dry weather conditions can result in short supply due to low river levels and excessive consumer use. When this happens, hosing restrictions are used to reduce the demand for water. Restrictions are advertised on large signage, in the newspaper, at www.timaru.govt.nz and Facebook page.

Backflow prevention

Backflow occurs when water flows in reverse to the normal intended direction, i.e., it flows from your property back into the water supply system. Backflow is caused by changes in pressure. In residential properties, backflow contamination can come from sources such as private wells, hoses left in ponds or pools or incorrect air gaps on header tanks.

Backflow has the potential to become a serious health risk if contaminated water flows back into the mains. It is important you understand the risks of backflow to help protect our drinking water. Council can request an assessment of the backflow risk from any property and to require an

appropriate backflow prevention device or system be installed at the property owner's expense. You can find more information on backflow on our website.

Report or repair faults

Please let us know if you see a fault in our water system such as burst pipes, leaky water mains etc. If the fault occurs within a property's boundary, it is up to the owner to fix it. You may contact the Council for technical advice. Council has a 24/7 call-out service on: (03) 687 7200.

Need a water connection?

Pick up an application form from the Council's main office at 2 King George Place, Timaru or download the form from the *Services Consents* page on our website www.timaru.govt.nz
Other information on water supply services provided by the Council is available at our website.

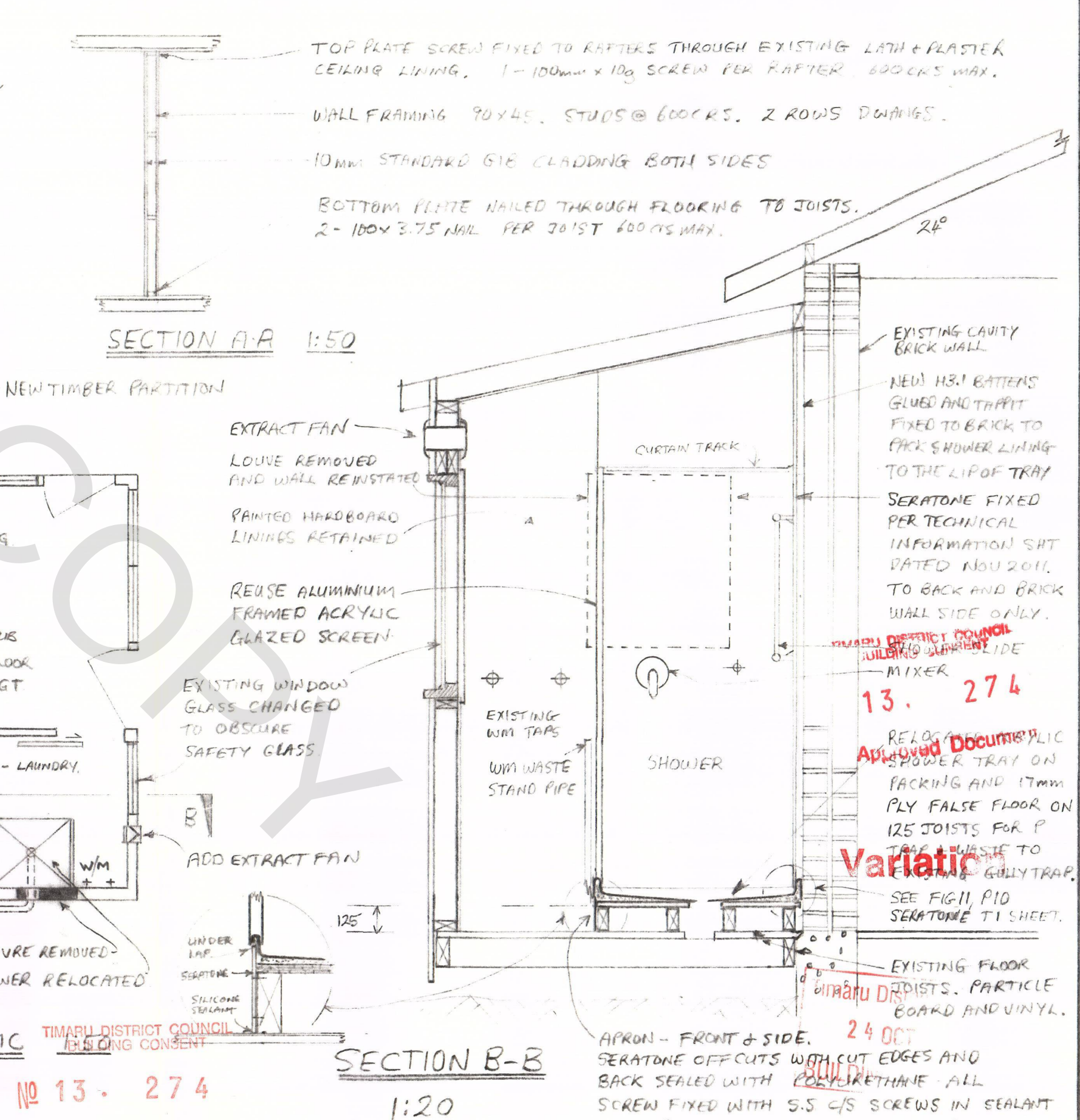
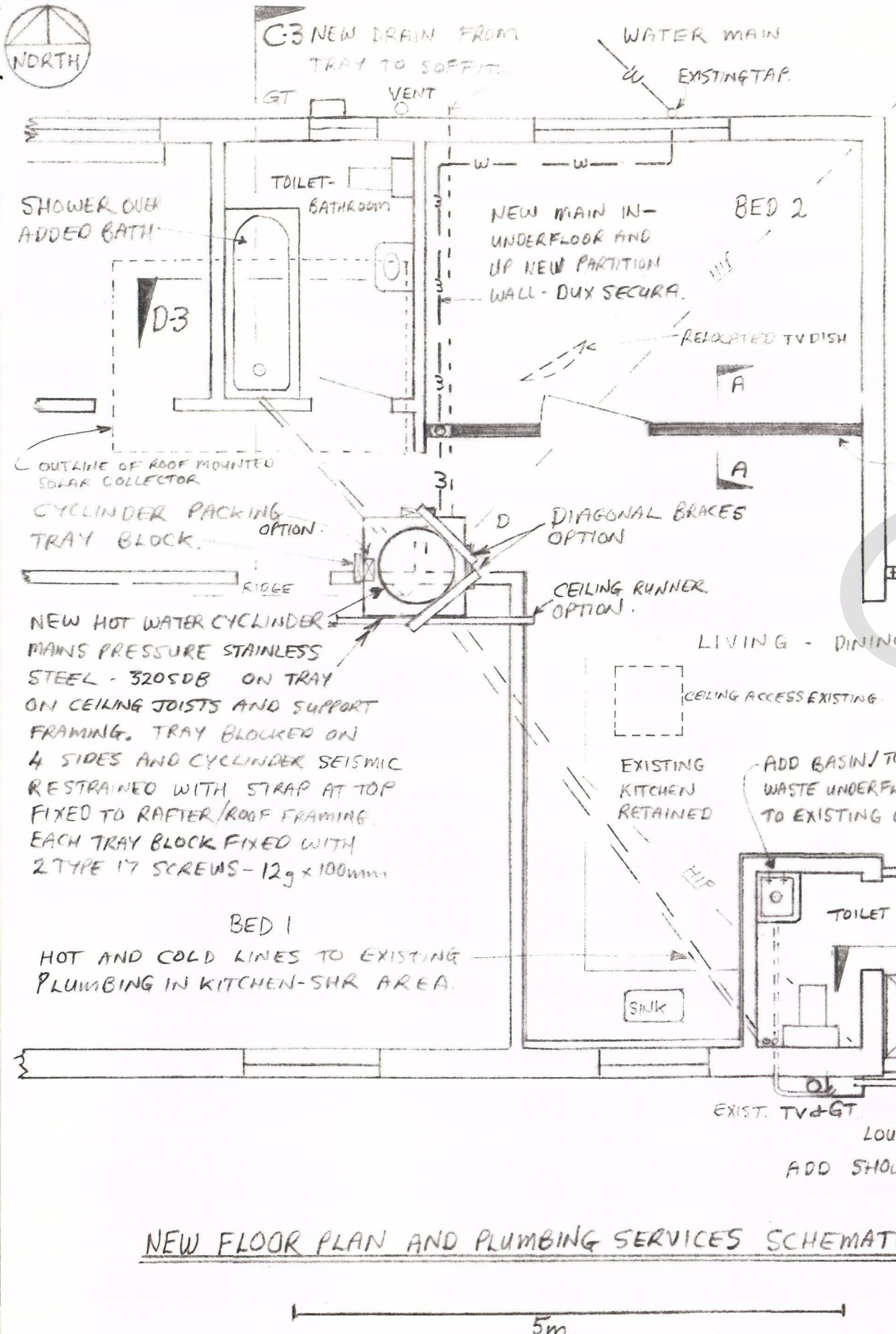
Enquiries

For any enquiries relating to the District's water supplies please contact us at:

Timaru District Council
2 King George Place, Timaru 7910
Phone: 03 687 7200
Email: enquiry@timdc.govt.nz

Temuka Service Centre
King Street, Temuka 7920
Phone: 03 687 7591

Geraldine Service Centre
Talbot Street, Geraldine 7930
Phone: 03 693 9336



NEW FLOOR PLAN AND PLUMBING SERVICES SCHEMATIC

TIMARU DISTRICT COUNCIL BUILDING CONSENT

NO 13. 274

Approved Document

SECTION B-B

1:20

APRON - FRONT & SIDE. SERATONE OFF CUTS WITH CUT EDGES AND BACK SEALED WITH POLYURETHANE - ALL SCREW FIXED WITH 5.5 C/S SCREWS IN SEALANT AND EDGES SEALED WITH MOULD RESISTANT SILICONE WHEN APRON IS IN PLACE.

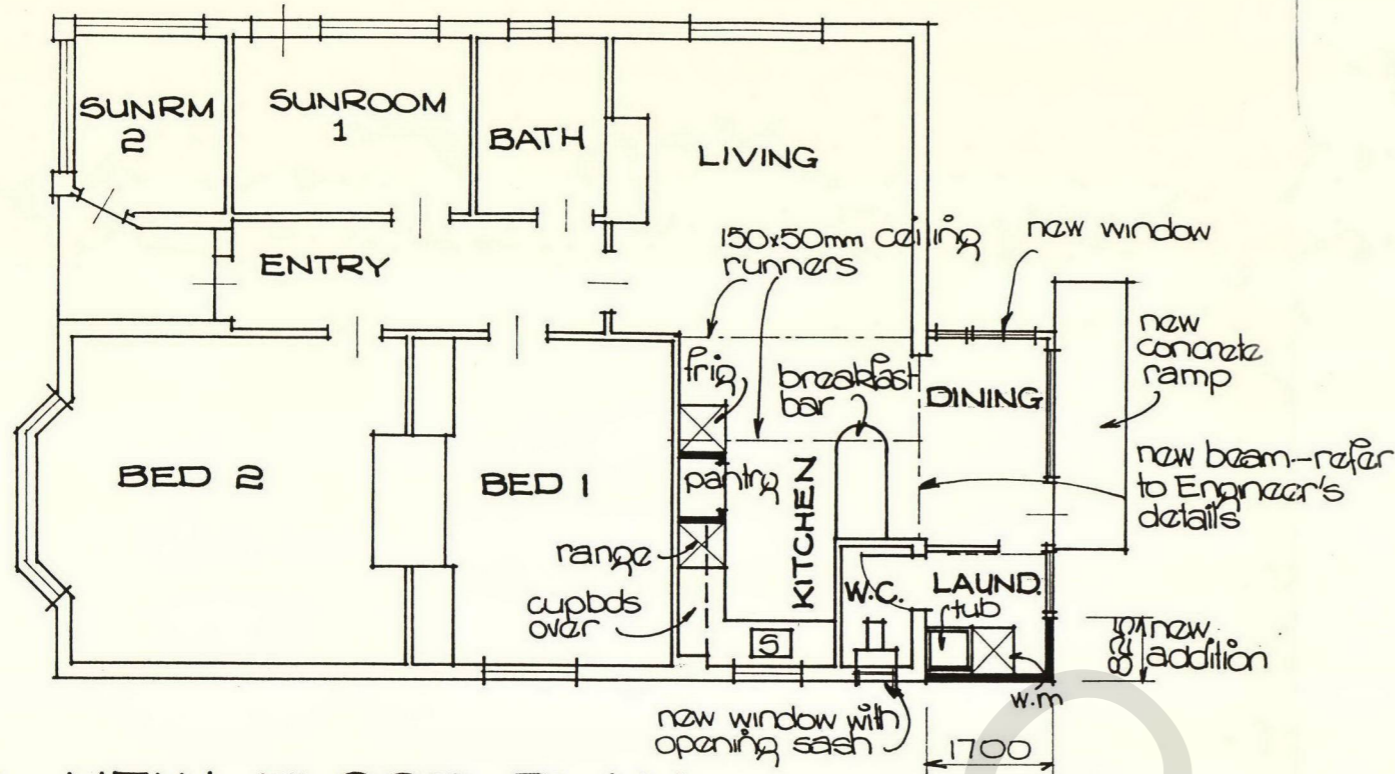
DRAWN
 ROGER JONES
 62 ELIZABETH ST
 027 321 4871
 jones.ra@xtra.co.nz

RELOCATE SHOWER TO TOILET-LAUNDRY. ADD BASIN TO TOILET AT TOILET-LAUNDRY.
 ADD BATH TO TOILET-BATHROOM AND REPLUMB.
 ADD SOLAR HWC AND COLLECTOR. ADD PARTITION.

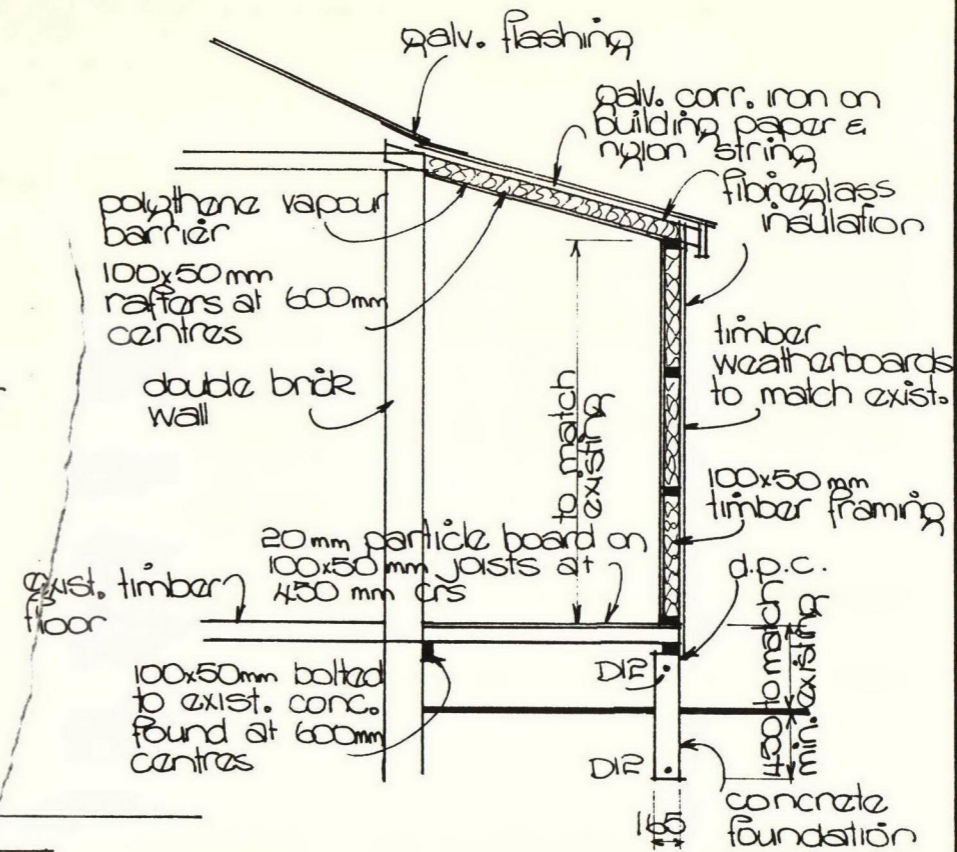
93 LE CREN STREET
 SHEET 2 of 3
 DRAWN *R Jones* CHECKED
 TRACED *R Jones* DATE 15-3-2013
 SCALES 1:20 1:50
 SERIES OF REF

Design & Draw draughting service

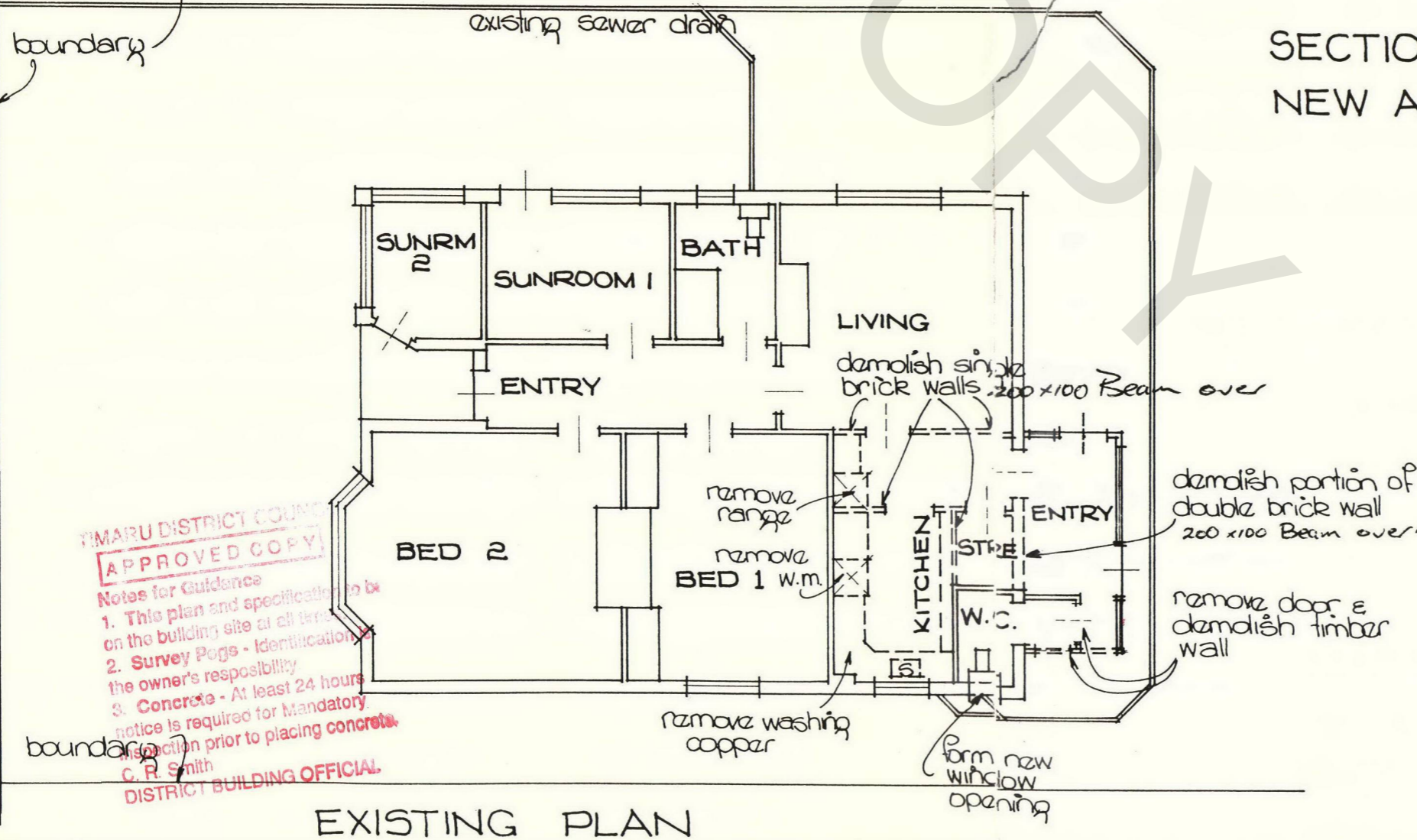
Timaru. (03) 614 7062



NEW FLOOR PLAN



SECTION THRU
NEW ADDITION
scale 1:50



EXISTING PLAN

North 	Design Christine
	Drawn Christine
	Traced Christine
	Date October 1993

Project title
ALTERATIONS
TO HOUSE AT
93 LE CREN ST.
TIMARU.

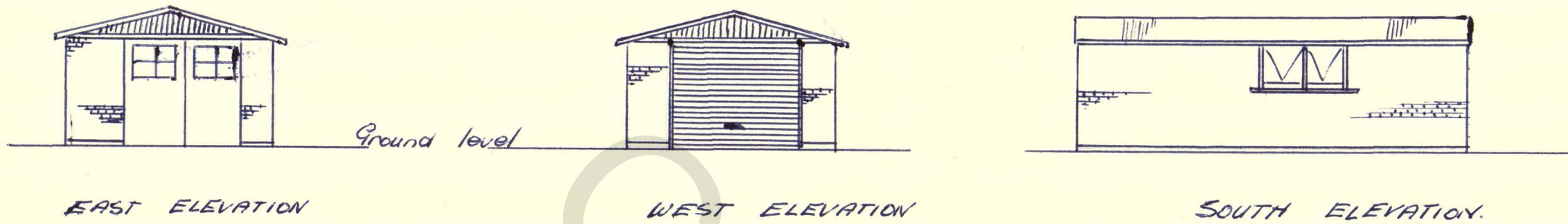
Drawing title
PLANS
SECTION

Scale 1:100 & 1:50	Project No 094
No of sheets 01	Sheet No 01

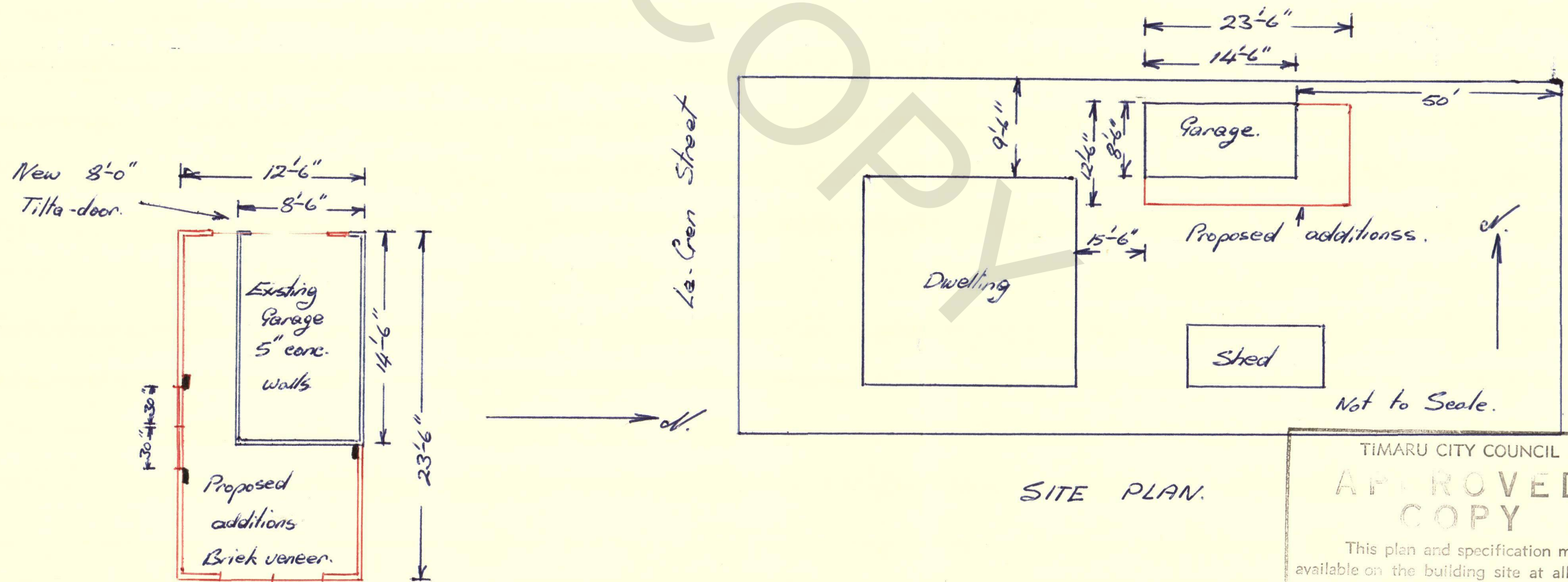
TIMARU DISTRICT COUNCIL
APPROVED COPY

- Notes for Guidance
1. This plan and specification to be on the building site at all times.
 2. Survey Pegs - Identification is the owner's responsibility.
 3. Concrete - At least 24 hours notice is required for Mandatory inspection prior to placing concrete.
- C. R. Smith
DISTRICT BUILDING OFFICIAL.

Scale 1/8" = 1 foot



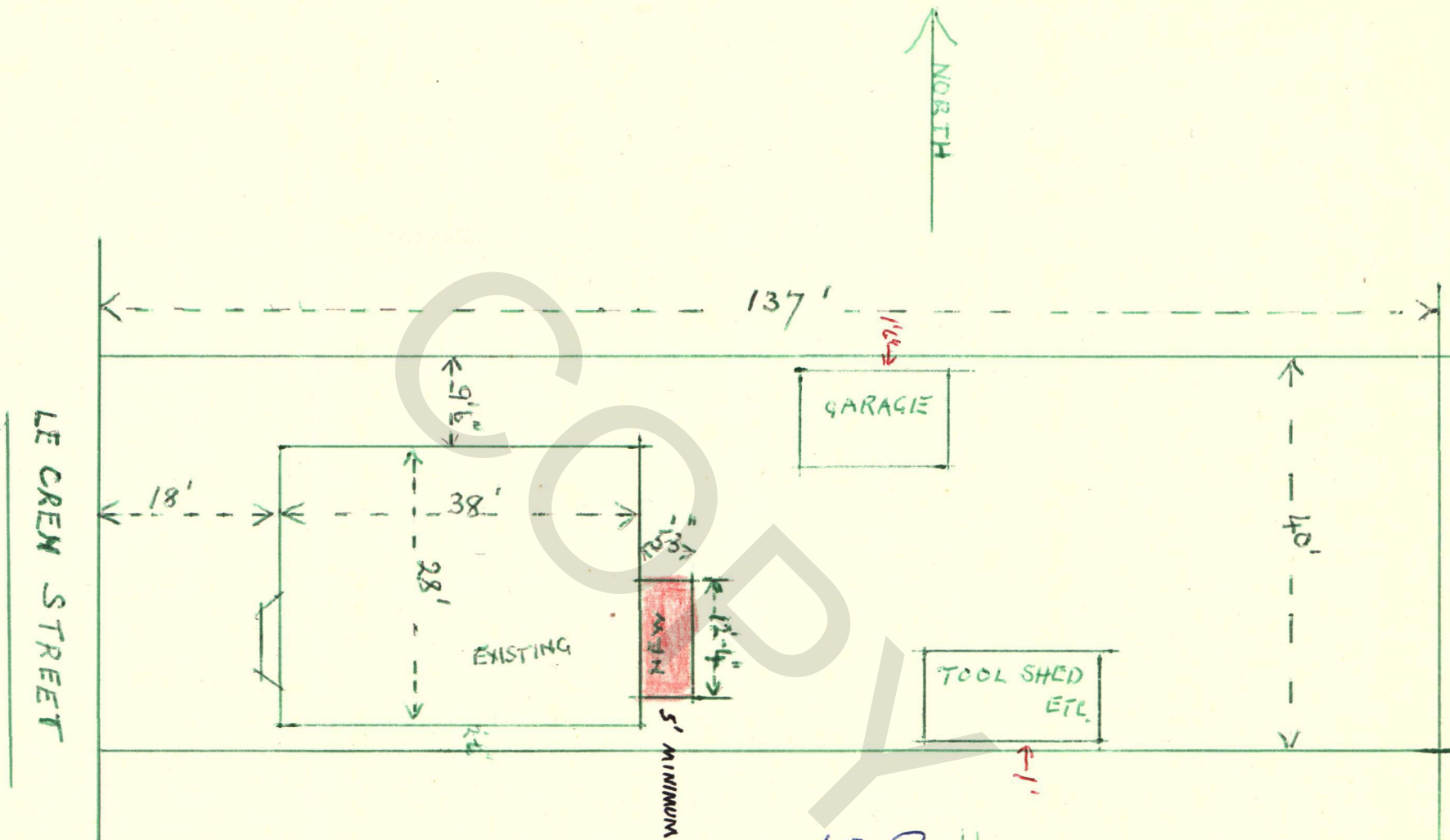
Ground level



SITE PLAN.

TIMARU CITY COUNCIL
APPROVED COPY
 This plan and specification must be available on the building site at all times when work is in progress

PROPOSED ADDITIONS TO:- Mr. W. BEATTIE'S PROPERTY
 93 LE-CREN STREET,
 TIMARU.

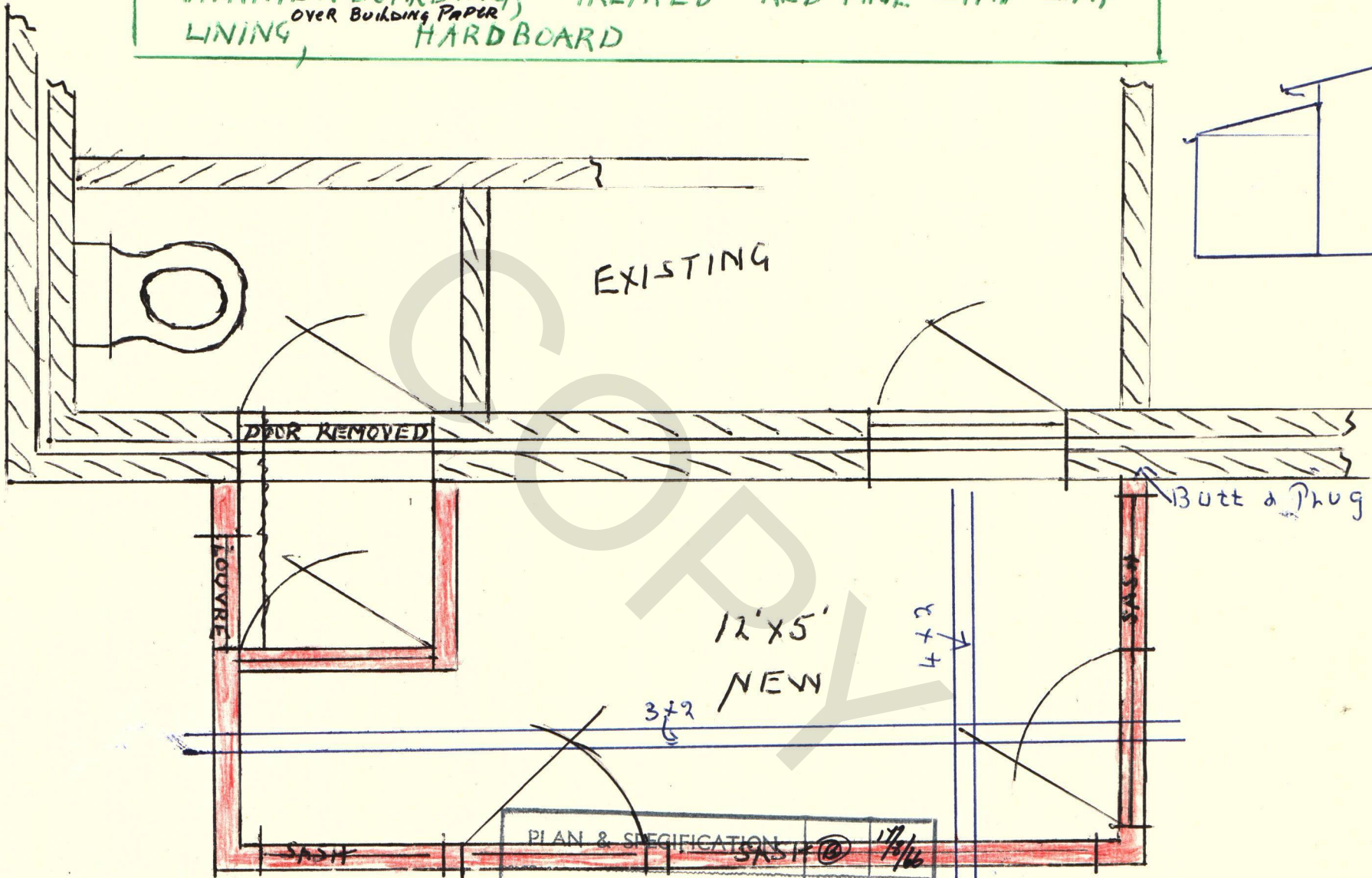


J. 17. 2

PLAN & SPECIFICATION	Q.B.	12/66
DRAINAGE AND PUBLIC HEALTH	K	12/86
STRUCTURAL DESIGN	✓	-
TOWN PLANNING	Q	18/8/66
APPROVED	X	19-8-66

SCALE 1/8" = 1' FOOT

FRAMING, WEATHER BOARDING, LINING, ^{OVER BUILDING PAPER} HARD BOARD
 4x2 RED PINE TREATED RED PINE SHIP LAP



PLAN & SPECIFICATION	SASIF @	17/5/66
DRAINAGE AND PUBLIC HEALTH	A	18/8/66
STRUCTURAL DESIGN	A	18/8/66
TOWN PLANNING	Q	19/5/66
APPROVED	HW	19/8/66

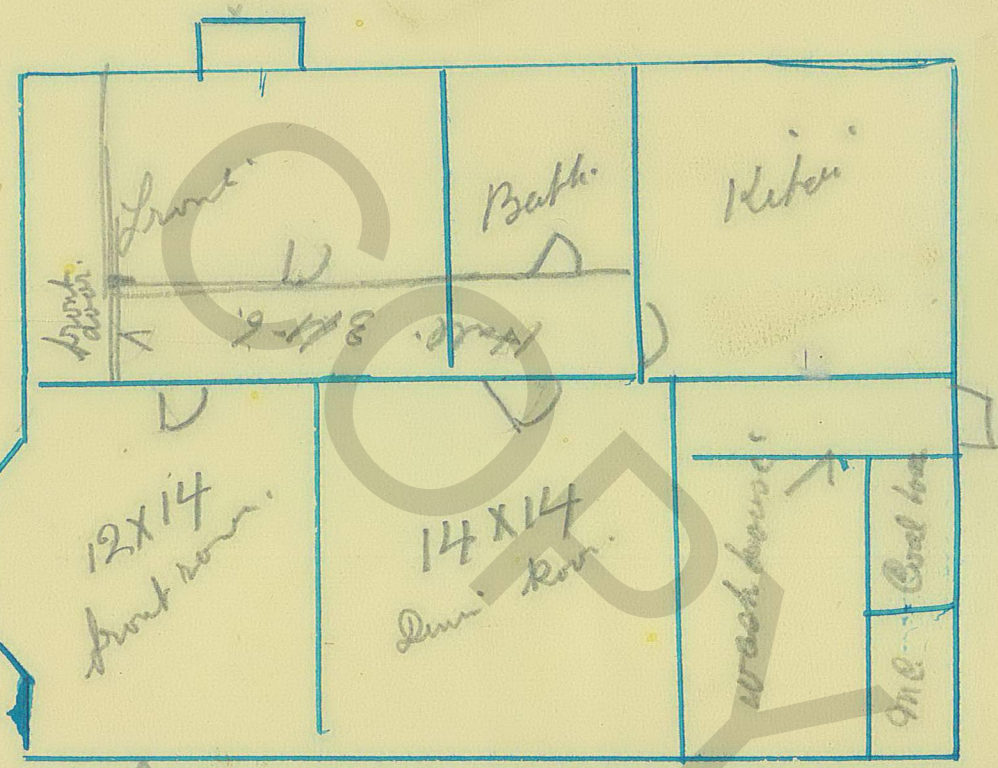
SCALE 1/2" = 1 FOOT

Boundary Fence North boundary

6'0" 2
Boundary

to house

to



12'-0"

28'-0"

Boundary

88

8

Fence

June 9
8.8

AS BUILT DRAINAGE PLAN COPY

BP 10917

BC number
2013.90
93 Le cren st Timaru
Plumber Michael Eaton

PROFILED

TIMARU DISTRICT COUNCIL
BUILDING CONSENT

NO 13.90

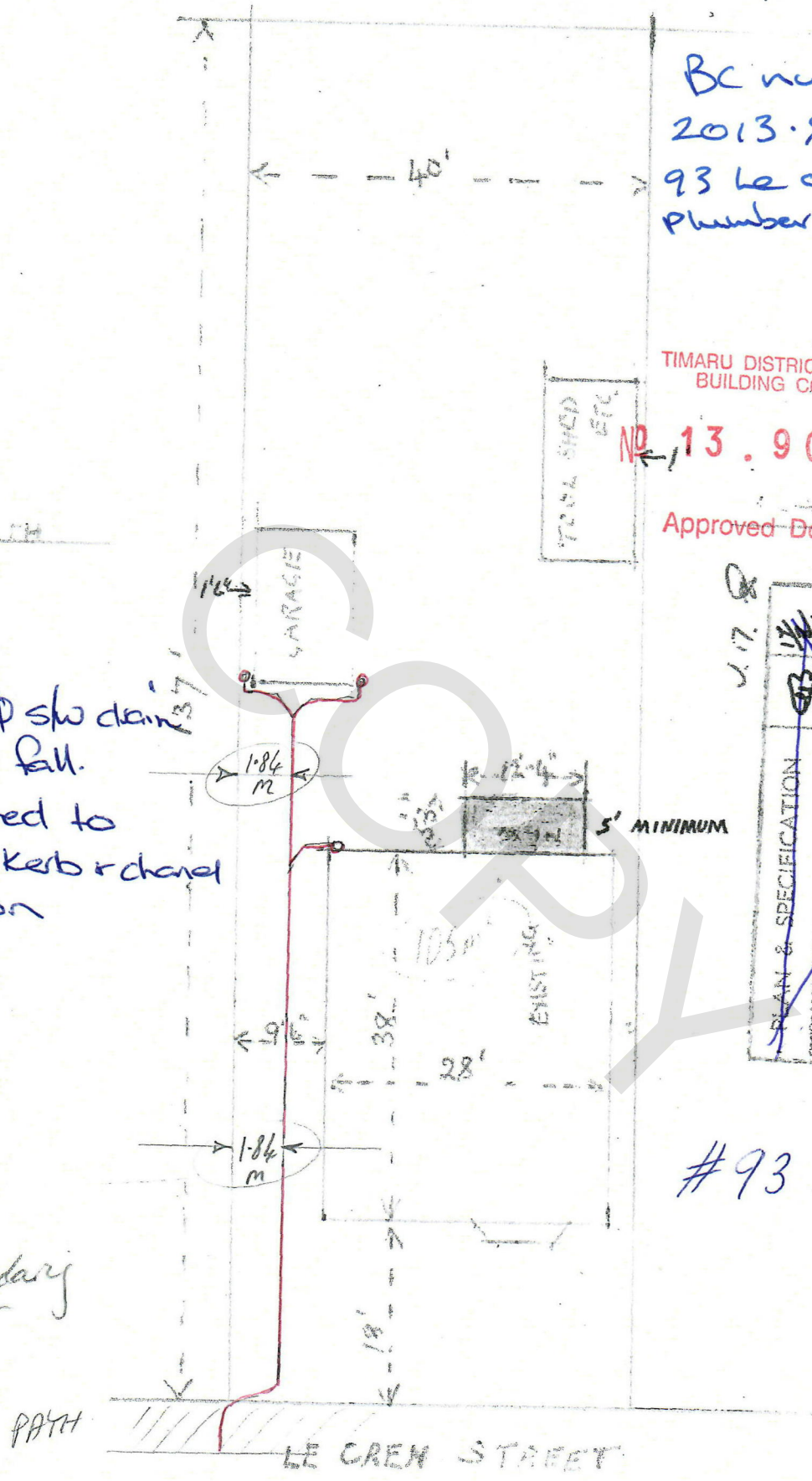
Approved Document

2.17.8

PLAN & SPECIFICATION	13/11/06	13/11/06	13/11/06	13/11/06
DRAINAGE AND PUBLIC HEALTH	✓	✓	✓	✓
STRUCTURAL DESIGN	✓	✓	✓	✓
TOWN PLANNING	✓	✓	✓	✓
APPROVED	✓	✓	✓	✓

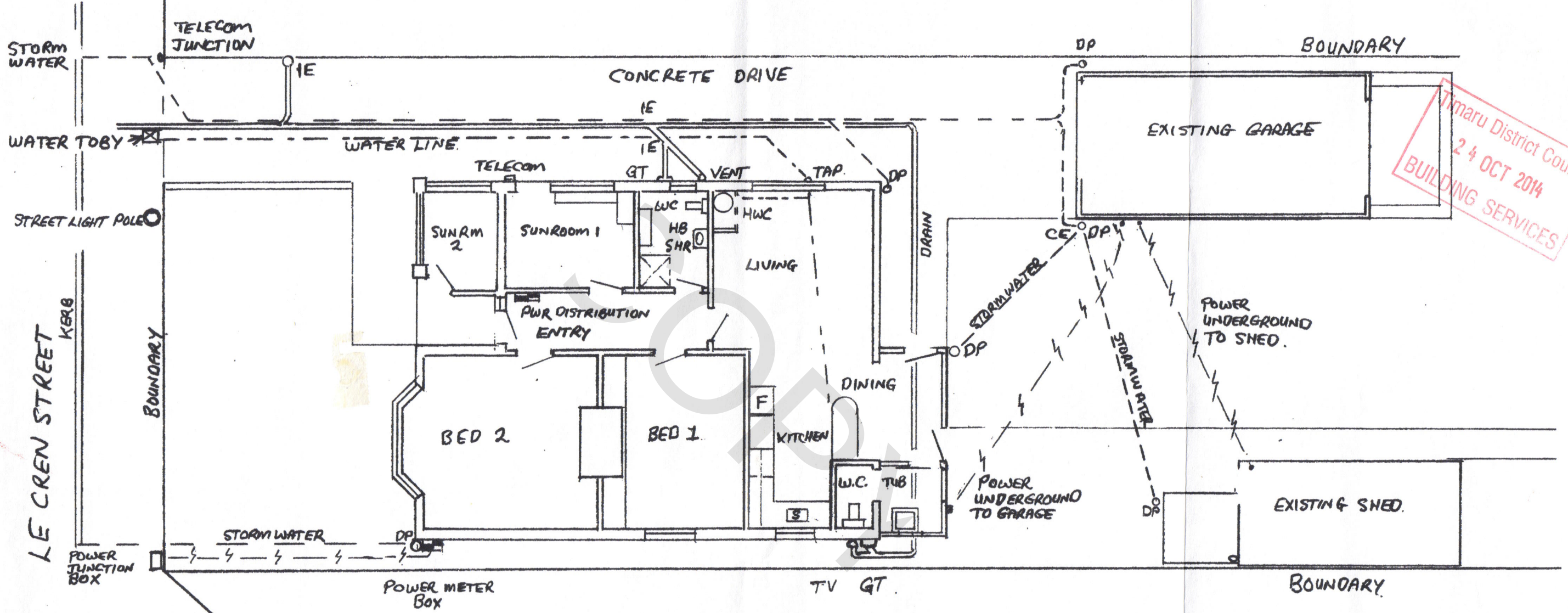
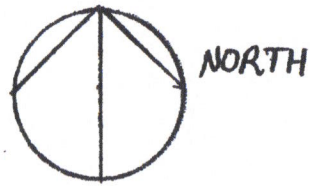
90mm ϕ s/w drain
@ 1:120 fall.
connected to
existing kerb & channel
connection

Distance from boundary



#93 LE CREN STREET

93

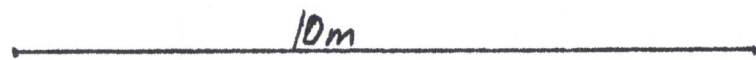


Timaru District Council
 24 OCT 2014
 BUILDING SERVICES

EXISTING PLAN + SERVICES - PLUMBING + DRAINAGE + ELECTRICAL 1:100

Re-order 111 MARQUE A3 2075

ROGER JONES
 62 ELIZABETH ST
 027 321 4871
 jones.ra@xtra.co.nz



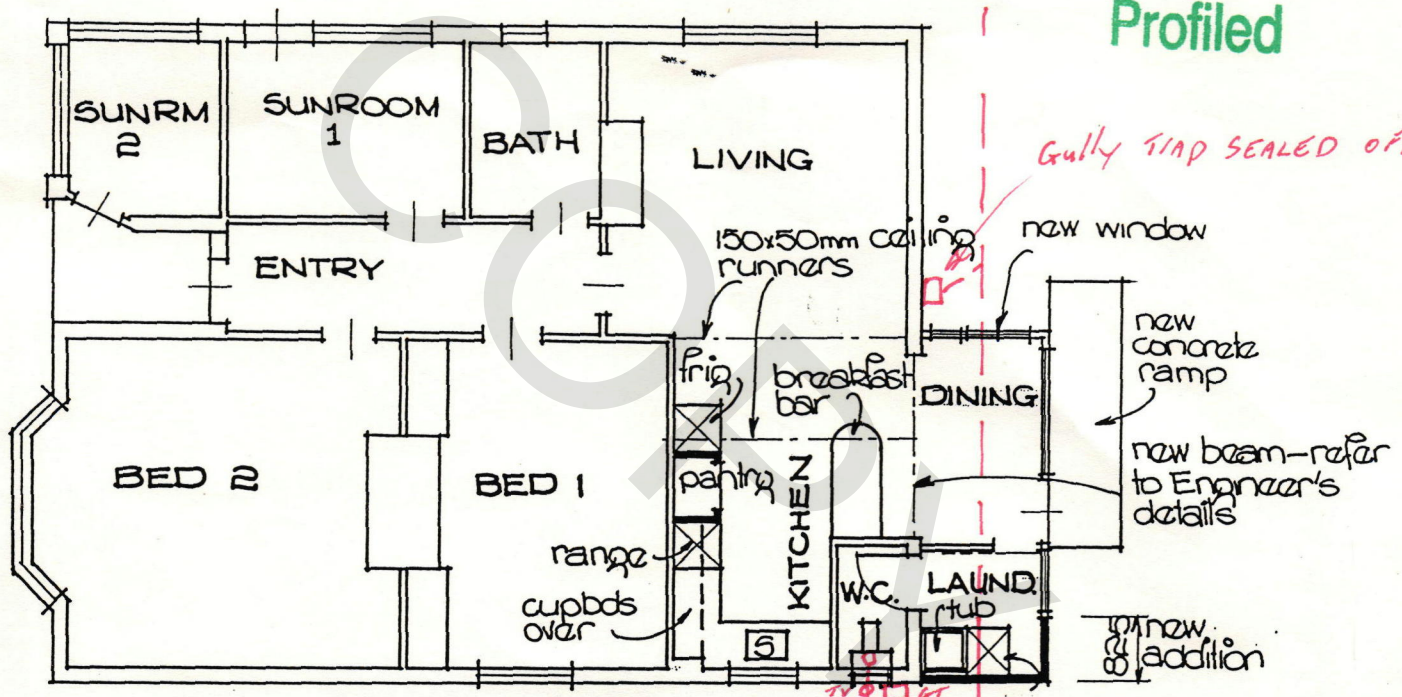
EXISTING PLAN + SERVICES -
PLUMBING, DRAINAGE, ELECTRICAL

BC 2013.274
 93 LE CREN STREET

DRAWN <i>Re Jones</i>	CHECKED	SCALE	SHEET
TRACED <i>Re Jones</i>	DATE 21-9-2014	1:100	10/4
			SERIES OF REF

93

Profiled



NEW FLOOR PLAN

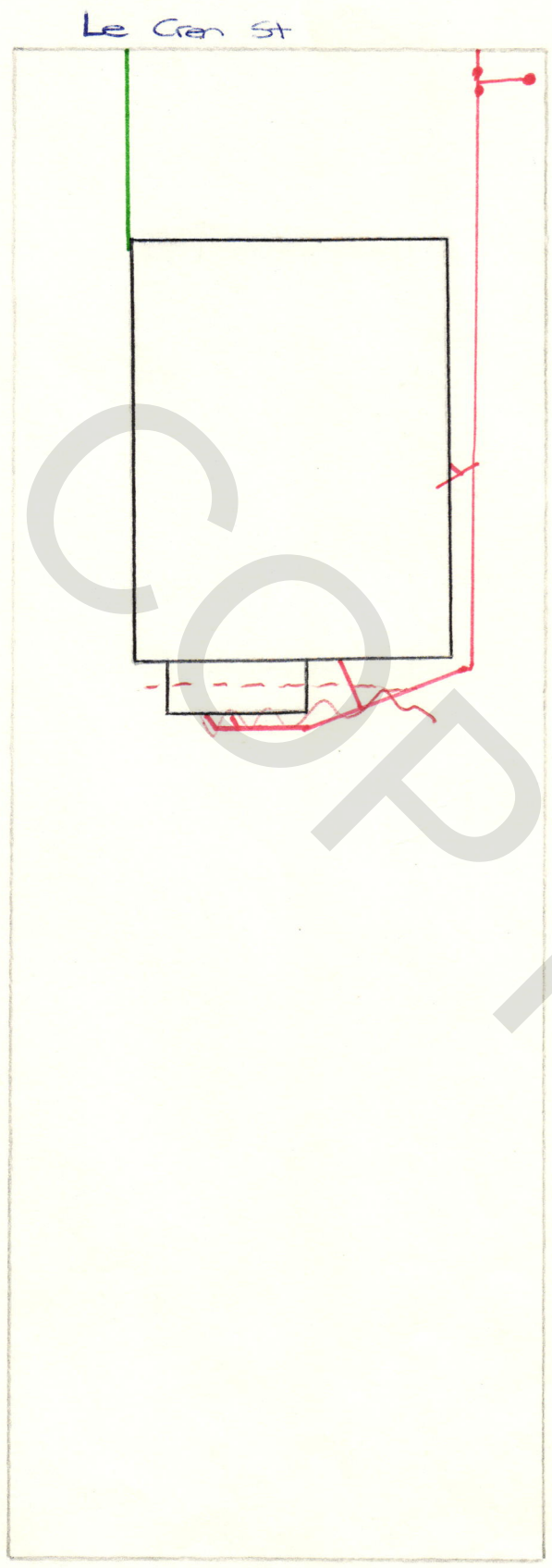
PLAN OF DRAIN

Owner.....Address of Property 93 Le Gren St.....

Plumber usual plan not to scale.....Drainlayer.....

Scale: 1 : 100 Lot 2.....D.P. 88.....Block Sheet J.17.....

NOT "AS BUILT"



Profiled

93

LIM

MEMORANDUM

The Timaru District Council is currently undergoing a review of the current District Plan, which was made operative in 2005. The purpose of the District Plan Review is to review the current provisions of the Operative District Plan (2005) which may include introducing new or amended provisions/zoning to ensure that land use and subdivision in the Timaru District continues to be effectively provided for and managed.

The Timaru District Council publicly notified the Proposed District Plan on 22nd September 2022. There are certain rules in the Proposed District Plan that have immediate legal effect from the date of notification.

The Proposed Timaru District Plan is subject to change at any time. Further rules will come into legal effect and/or become fully operative at the close of submissions, the release of decisions and the resolution of appeals. You should check with the Council whether any changes have occurred since the date this LIM report was issued. The information provided with this LIM on District Plan requirements is applicable as at the date this LIM is issued: there may be changes to the District Plan rules following the release of this LIM that may affect this site and surrounding properties.

To find out more on the Proposed District Plan, its status, and how it applies to your property, please refer to the links below:

Link to Information on the Proposed District Plan review and its status: timaru.govt.nz/pdp

Link to find out the zoning and rules in the Proposed District Plan: timaru.isoplan.co.nz/ePlan

Link to find out the zoning and rules in the Current District Plan: timaru.govt.nz/district-plan



Hamish Barrell | District Planning Manager