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Land Information Memorandum

Order Information

Summary

Property address of the land this LIM relates to

LIM Number	2000366
Property Address	56 Te Ngawai Road Pleasant Point
Requested By	Sally Hilton
Date of Issue	12 February 2026

Disclaimer

This Land Information Memorandum (LIM) 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, and the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025
- Timaru District Council (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

This LIM is based only on a search of Council records at the time the LIM was compiled.

The Council has not undertaken any inspection of the land or buildings on it for the purpose of preparing this LIM. Accordingly, the Council is unable to verify that the consents in our records match the buildings on the land. 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.

The text and attachments of this document should be considered together. Some information included as a matter of discretion under s 44A(3) is included under a mandatory heading for thematic reasons.

This LIM 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.

Environment Canterbury

This Land Information Memorandum includes natural hazard information deemed by Environment Canterbury to be the most up-to-date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.

Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Environment Canterbury if you would like to enquire about this information.

Land Information Memorandum

The following information is supplied from Council records that are held in respect of the land situated at 56 Te Ngawai Road, Pleasant Point.

Occupancy Details

Owner/Ratepayer

Sally Hilton

Parcel Listing

ID	Legal Description	Record of Title	Type	Zone	Area (Ha)
82431	LOT: 2 DP: 531358	867030	Registered	RES 1	0.1516

Property Summary

Address	56 Te Ngawai Road, Pleasant Point
Area	1,516 square meters
Legal Description	Lot 2 DP 531358

Council Leases

NA

s44A(2)(a) - Natural Hazards

(a) the information about natural hazards that is required by section 44B:

44B Natural hazard information to be included in land information memoranda

1. ...

2. A land information memorandum must include—

a. information that identifies the following, to the extent that the information is known to the territorial authority:

i. each natural hazard, and each impact of climate change that exacerbates natural hazards, that affects the land concerned;

ii. each potential natural hazard, and each potential impact of climate change that exacerbates natural hazards, to the extent that the territorial authority is satisfied that there is a reasonable possibility that the hazard or impact may affect the land concerned (whether now or in the future);

iii. the cumulative or combined effects of the hazards and impacts referred to in subparagraphs (i) and (ii) on the land concerned; and

b. any further information required by the regulations to make the information provided under paragraph (a) more understandable.

3. The information must be summarised and presented in the land information memorandum in the form required by the regulations (if any).

Natural Hazard Information within the Operative and Proposed Timaru District Plans

Operative District Plan

The property is with the following hazard overlays of the Operative Timaru District Plan:

- None

The Timaru District Plan includes provisions that apply to some new activities within the overlay(s) to reduce the effects of natural hazards. The Timaru District Plan can be accessed at www.timaru.govt.nz/district-plan.

Proposed District Plan

Decisions have yet to be issued on the Proposed Timaru District Plan and therefore this information may be subject to change.

The property is within the following hazard overlays of the Proposed Timaru District Plan:

- Natural Hazards - Flood Assessment Area
- Natural Hazards - Liquefaction Awareness Areas

District Plan hazard overlays are generally intended to identify areas that may be susceptible to a given hazard, rather than areas that are known to be susceptible. They are used to define areas where a site-specific hazard assessment is warranted before new hazard sensitive buildings or activities are established. The Proposed Timaru District Plan includes provisions that apply to some new activities within the overlay(s) to reduce the effects of natural hazards. The Proposed Timaru District Plan can be accessed at <https://timaru.isoplan.co.nz/eplan/>.

Natural Hazard Information Relating to the Building Act 2004

Rapid Assessment Buildings

NA

Section 72 Waivers

NA

Other Natural Hazard Information - Earthquake

Earthquake Fault Deformation

Data Source: Environment Canterbury

Comprehensive district-scale earthquake fault mapping commissioned by Environment Canterbury has not identified a fault deformation hazard on the property. However, it is possible there are some faults in Canterbury that are yet to be identified because they are not visible at the ground surface. More information on fault deformation is available on Environment Canterbury's fault deformation map at <https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449>.

Technical Report

Title	General distribution and characteristics of active faults and folds in the Timaru District, South Canterbury
Date	December 2016
Author	D Barrell (GNS Science)
Commissioned By	Environment Canterbury
Purpose of Report	To map and describe known and suspected faults within Timaru District to indicate where fault deformation may occur in future. For use in land

use policy and planning, infrastructure planning, emergency management planning and community education.

Study Area Timaru District

Accessible At <https://www.ecan.govt.nz/document/download?uri=2370766>

Earthquake Fault Awareness Areas

NA

Tsunami

Data Source: Environment Canterbury

Tsunami modelling commissioned by Environment Canterbury shows the property, or part of the property, may be affected by flooding in some tsunami scenarios. The modelling considers a range of tsunami sources and events with an average recurrence interval of up to 2500 years. More information is available on Environment Canterbury's tsunami modelling results webapp at <https://experience.arcgis.com/experience/1f01c50c3df84a9b8cd41a0353d24785>.

Technical Report

Title Multiple scenario tsunami modelling for Mid and South Canterbury

Date October 2022

Author X Wang, A Gusman, B Lukovic, W Power (GNS Science)

Commissioned By Environment Canterbury

Purpose of Report To model inundation from many different local, regional and distant source tsunamis for average recurrence intervals up to 2500 years. For use in emergency management planning, including creating tsunami evacuation zones.

Study Area Mid and South Canterbury from the Rakaia River mouth to the Waitaki River mouth

Accessible At <https://www.ecan.govt.nz/document/download?uri=4675747>

Erosion, Subsidence, Landslip, Sedimentation and Geotechnical

Information

Landslides

Data Source: Environment Canterbury

An earthquake hazard assessment for infrastructure commissioned by Environment Canterbury in 2002 included a regional-scale map of earthquake-induced landslide susceptibility and locations of known rock avalanches. This report can be downloaded from the Environment Canterbury website at <https://www.ecan.govt.nz/document/download?uri=429491>.

Technical Report

Title	Timaru District Engineering Lifelines Project: Earthquake Hazard Assessment
Date	December 2001
Author	M Yetton and I McCahon (Geotech Consulting Ltd)
Commissioned By	Environment Canterbury
Purpose of Report	To define and characterise earthquake hazards in Timaru District, specifically in regard to engineering lifelines (infrastructure). For use in infrastructure planning and emergency management planning.
Study Area	Timaru District
Accessible At	https://www.ecan.govt.nz/document/download?uri=429491

Geotechnical Investigation

NA

Liquefaction

Data Source: Environment Canterbury

District-scale liquefaction susceptibility mapping produced by Environment Canterbury shows the property is within an area where liquefaction damage is unlikely in future earthquakes. More information on liquefaction is available on Environment Canterbury's liquefaction map at <https://storymaps.arcgis.com/stories/aa738ffd2e6d42c4b94eb183e218ed97>.

Technical Report

Title	Review of liquefaction susceptibility for Timaru District
Date	January 2021
Author	H Jack (Environment Canterbury)

Commissioned By Environment Canterbury

Purpose of Report To revise the liquefaction susceptibility mapping for Timaru District using the most up-to-date geological, geomorphological, geotechnical, groundwater, and seismicity information. For use in land use policy and planning and building consenting.

Study Area Timaru District

Accessible At <https://www.ecan.govt.nz/document/download?uri=3944719>

Soft Ground

NA

Meteorological Hazards (Wind, Drought, Fire and Snow)

Data Source: Environment Canterbury

A meteorological hazard assessment for infrastructure commissioned by Environment Canterbury in 2001 included some information on wind, snow, rain and lightning hazards in Timaru District. This report can be downloaded from the Environment Canterbury website at <https://www.ecan.govt.nz/document/download?uri=374946>.

Technical Report

Title Meteorological Hazard Assessment Report: Timaru District Engineering Lifelines Project

Date June 2001

Author A Tait, C Thompson, S Reid, S Burgess, H Larsen, J Sansom (NIWA)

Commissioned By Environment Canterbury

Purpose of Report To identify the vulnerability of engineering lifelines (infrastructure) and emergency services to damage from meteorological hazards including wind, snow, rain and lightning. For use in infrastructure planning and emergency management planning.

Study Area Timaru District

Accessible At <https://www.ecan.govt.nz/document/download?uri=374946>

Coastal Hazards

Coastal Erosion

Data Source: Environment Canterbury

Future shoreline modelling commissioned by Environment Canterbury and Timaru District Council shows the property is not affected by coastal erosion in any of the modelled scenarios. The modelling predicts shoreline positions for the years 2070 and 2120 based on at least three sea level rise scenarios for each.

Technical Report

Title	Timaru Coastal Erosion Assessment
Date	July 2020
Author	Jacobs New Zealand Ltd
Commissioned By	Environment Canterbury & Timaru District Council
Purpose of Report	To determine the potential changes in shoreline position over the next 100 years along the Timaru District coastline. For guiding decision making for land use and asset planning, and future coastal management.
Study Area	Timaru District coastline
Accessible At	https://www.timaru.govt.nz/documents/jacobs-2020-coastal-erosion-assessment

Coastal Flooding

NA

Flooding

The property or part of the property is within an area where detailed floodplain modelling has been carried out by Timaru District Council. The methodology and parameters of this assessment can be found here: <https://www.timaru.govt.nz/documents/flood-assessment-supporting-information>.

The information provides a high-level map and does not provide a site-specific assessment, which determine the actual extent of flood risk to the property. To be obtain a site-specific assessment a flood hazard assessment can be sought from: <https://www.timaru.govt.nz/services/environment/storm-water/flood-risk-certificates>.

Active Hazard: Flood (1986)

Hazard: Flood (1986) Council records indicate that all or part of this property may have been affected by the 1986 floods. For site specific information please contact Council's Drainage and Water Unit. Contact Timaru District Council for site specific details.

Recorded against parcel(s): 82431

Data Source: Environment Canterbury

Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at <https://apps.canterburymaps.govt.nz/FIR>.

You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments>.

Site Specific Flood Assessment

A site-specific flood assessment was undertaken on the property as part of a resource or building consent process. The assessment report is attached.

Refer to Flood Hazard Risk/Assessment attachment: 2.2018.1148.1 - Flood Hazard Assessment.

National Model Statement

There are national datasets that could hold relevant information for the property that are not part of Council Information. These include:

- Natural Hazard Commission (formerly Earthquake Commission) claims at <https://naturalhazardsportal.govt.nz/s/claims-map>
- The New Zealand National Seismic Hazard Model (Earthquake Shaking) at <https://nshm.gns.cri.nz/HazardMaps>
- Earth Science New Zealand's Landslide Database at <https://data.gns.cri.nz/landslides/>
- Earth Science New Zealand's National Flood Tool at <https://niwa.maps.arcgis.com/apps/dashboards/8c1db2b8e37841f29a57a38675388897>

s44A(2)(aa) - Special Features and Characteristics of Land

A land information memorandum must include—

(aa) information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants, that—

i. is known to the territorial authority; but

ii. is not apparent from a district plan under the Resource Management Act 1991:

Contaminated Land Information

Listed Land Use Register

Environment Canterbury hosts a Listed Land Use Register. The Listed Land Use Register is a publicly available database of sites where hazardous activities and industries have been located throughout Canterbury.

Environment Canterbury has identified these sites and maintained the database for some years. The database is available at <https://llur.ecan.govt.nz/home>

Closed Land Fill

NA

Contamination

NA

Pentachlorophenol

NA

Other Information Held

Property Contamination

There are no environmental health requisitions on the property.

Fill

NA

Filled Underground Tanks

NA

Old Well

NA

Quarry

NA

Underground Tank

NA

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

The property has no public stormwater infrastructure located within the boundary.

Public Sewers

The property has no public sewer infrastructure located within the boundary.

On-site Drainage

There are shared drains.

Recorded against parcel(s): 82431

There are drainage plans attached.

Recorded against parcel(s): 82431

There are private drains on site.

Recorded against parcel(s): 82431

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

Shared Private Sewer Pipeline (multiple consumers)

This property discharges sewage to the public sewer system via a private pipeline shared with other consumers. Maintenance of the private sewer pipeline (including any manholes and cleaning eyes) is not a Timaru District Council responsibility.

Recorded against parcel(s): 82431

Land Drainage

There is no land drainage system.

Infiltration Register

NA

Sewer Register

The property has a connection to a public sewer network.

Recorded against parcel(s): 82431

Tradewaste Register

NA

Other Sewer Information

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

The property has a connection to a public water network: Pleasant Point.

Recorded against parcel(s): 82431

Water General Comments

NA

Private Water Leaks

NA

Other Water Information

Pleasant Point Community Water Supply Protection Zone

This property is either partially or fully within the Pleasant Point Community Drinking Water Supply Protection Zone. Some activities may not be permitted within this Protection Zone.

Further information should be sought from Environment Canterbury (Phone 0800 324 636) before any development takes place.

Recorded against parcel(s): 82431

Shared Private Water

NA

s44A(2)(c) - Rates

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

Rating Information

Property ID	79107	Valuation Reference	24821/659.01
Land Value	\$245,000	Capital Value	\$730,000
Date of Valuation	1 September 2023		

Timaru District Council Rates (1 July 2025 - 30 June 2026)

1/7	General Residential General	Land Value	245000	\$779.10
2/4	Community W&S Pleasant Point	Land Value	245000	\$9.80
3/1	100% Uniform Annual General Charge	Special	1	\$1,163.22
31/1	Community Board Charge Pleasant Point	Special	1	\$6.00
50/1	Standard Urban Waste Management Charge	Special	1	\$384.58
55/1	100% Water Supply Urban	Special	1	\$619.07
58/1	Sewer Charge	Special	1	\$406.20
Total Timaru District Council Rates (GST Inclusive)				\$3,367.97

Environment Canterbury Rates (1 July 2025 - 30 June 2026)

500/1	General Region Timaru	Capital Value	730000	\$291.20
505/1	Region UAGC Timaru	Special	1	\$47.22
515/1	Region W&S Timaru	Capital Value	730000	\$19.21
521/1	Civil Defence Timaru	Special	1	\$16.09
633/1	Opihi River U2	Capital Value	730000	\$285.07
Total Environment Canterbury Rates (GST Inclusive)				\$658.79

Total Rates (GST Inclusive)				\$4,026.76
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Rates Financial Details

Total combined rates owing	\$2,013.38
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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): 82431

Information on Activities Requiring Planning Approval

Subdivision

Subdivision Consent granted on 17 September 2018

Reference: 101.2018.175.1

Activity: Subdivide to Achieve Two Residential Allotments

Recorded against parcel(s): 82431

Powerlines

NA

Building Information

Building Consents

Building Consent 2.2019.105.1 issued on 26 March 2019

Activity: Erect Dwelling with Attached Garage

Code Compliance Certificate issued on 13 November 2025.

Recorded against parcel(s): 82431

Refer to the following attachment(s):

- Floor plan for 2.2019.105.1 - Erect Dwelling with Attached Garage
- Site plan for 2.2019.105.1 - Erect Dwelling with Attached Garage

Building Consent 2.2018.1148.1 was refused on 30 January 2019

Activity: REFUSED Erect Dwelling with Attached Garage

Recorded against parcel(s): 82431

Refer to attachment Refusal letter for 2.2018.1148.1 - REFUSED Erect Dwelling with Attached Garage.

Building Consent 2.2018.1049.1 issued on 13 December 2018

Activity: Install Services

Code Compliance Certificate issued on 4 June 2021.

Recorded against parcel(s): 82431

Refer to the following attachment(s):

- Floor plan: No documentation held
- Site plan for 2.2018.1049.1 - Install Services

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

NA

Drainage Permits

NA

Additional Building Attachments

Refer to the following attachment(s):

- Gas Certificates: 2.2019.105.1_ACCEPTED - Gas Certificate
- Electrical Certificates: 2.2019.105.1_ACCEPTED - Electrical Certificate
- Drain Plans: 2.2019.105.1_ACCEPTED - As Built Drainage Plan

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

Service Consent No. 60.2018.271.2 issued on 12 March 2019

Activity: Variation - Proposed Lot 2: Removal of Drainage Pipe Requirement

Infrastructure Compliance Certification issued: 10 February 2026

Recorded against parcel(s): 82431

Refer to attachment Consent document for 60.2018.271.2 - Variation - Proposed Lot 2: Removal of Drainage Pipe Requirement.

Refer to attachment Infrastructure Compliance Certificate for 60.2018.271.2 - Variation - Proposed Lot 2: Removal of Drainage Pipe Requirement.

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 1 Zone (Suburban Residential; Timaru, Temuka, Geraldine, Pleasant Point) (RES 1)

Recorded against parcel(s): 82431

Designations

NA

Significant Natural Areas

NA

Proposed District Plan Memorandum

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 101.2022.211.1

Granted date: 23 February 2023

Situation: 60 Te Ngawai Road

Activity: Subdivide To Achieve Three Residential Allotments

Subdivision consent 101.2022.129.1

Granted date: 21 September 2022

Situation: Nikau Street

Activity: Five Residential Allotment Subdivision

Subdivision consent 101.2019.180.1

Granted date: 19 November 2019

Situation: 73 Te Ngawai Road

Activity: Subdivide to Achieve Three Residential Allotments in Res 1 Zone

Subdivision consent 101.2018.175.1

Granted date: 17 September 2018

Situation: Te Ngawai Road

Activity: Subdivide to Achieve Two Residential Allotments

Subdivision consent 101.2013.115.3

Granted date: 10 May 2019

Situation: 7 Totara Street

Activity: Change to Conditions No. 2 and No. 3

Subdivision consent 101.2013.115.2

Granted date: 10 May 2019

Situation: 7 Totara Street

Activity: Change Conditions to a Two Lot Subdivision to Delay Provision of Reticulated Services

Subdivision consent 101.2016.211.1

Granted date: 25 July 2017

Situation: 73 Te Ngawai Road

Activity: Four Allotment Subdivision

Subdivision consent 101.2008.29168.3

Granted date: 12 June 2015

Situation: 97 Te Ngawai Road

Activity: Removal of Consent Notice 8199202.5.

Subdivision consent 101.2013.115.1

Granted date: 24 July 2013

Situation: 7 Totara Street

Activity: Two Allotment Subdivision

Land Use consent 102.2020.6.1

Granted date: 14 May 2021

Situation: 7 Totara Street

Activity: Relocate a Dwelling to Site and Undertake Alterations

Land Use consent 102.2004.27921.1

Granted date: 11 November 2004

Situation: 11 Nikau Street

Activity: Erect garage within road boundary setback.

Land Use consent 102.1997.1028.1

Granted date: 14 May 1997

Situation: 64 Te Ngawai Road

Activity: Erect carport within front yard.

Land Use consent 102.2003.27145.1

Granted date: 18 August 1981

Situation: 17 Totara Street

Activity: Establish horse training facilities.

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 Pearce 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

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.

Discretionary Clauses

NA

Property Boundary Matters

NA

Fire and Emergency Act 2017

NA

Narrow Streets

NA

Tsunami Evacuation Zones

Data Source: Environment Canterbury

The property is not within a tsunami evacuation zone. You do not need to evacuate this area if you feel a long or strong earthquake, or in an official tsunami warning.

More information is available on the Canterbury CDEM Group website at www.cdemcanterbury.govt.nz/hazards/tsunami.

Additional Attachments

NA

Attachments

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- 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
- ECan Managed Drains



Land Information Memorandum Map

Reticulation Services Layers 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

- 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
- 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

- Gleniti FUD Streams
- Gleniti FUD Reserves
- Future Urban Development Zones



Land Information Memorandum Map

District Plan Layers Legend

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Date of Photography - Urban areas - Jan. 2023
- Rural areas - Jan. - Mar. 2024

**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

 High Hazard Stopbank Setback Area

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

TDC - Flood Assessment Area

 ECan - Flood Assessment Overlay

Coastal Erosion Assessment - Projected Future Shoreline Positions

 0.2 2070 P50

 0.4 2070 P50

 0.6 2070 P50

 0.6 2070 P5

 0.6 2120 P50

 0.8 2120 P50

 1.2 2120 P50

 1.5 2120 P50

 1.5 2120 P5

 Present Day Shoreline

 South Beach Maximum Toe Position

NIWA - Coastal Hazard Assessment - Coastal Inundation Areas

ARI Maximum Inundation Extent

 Storm-tide + Waves + 1.5 m SLR

 Storm-tide + Waves + 0.8 m SLR

 Storm-tide + Waves + 0.0 m SLR



Land Information Memorandum Map

Hazards Layers 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

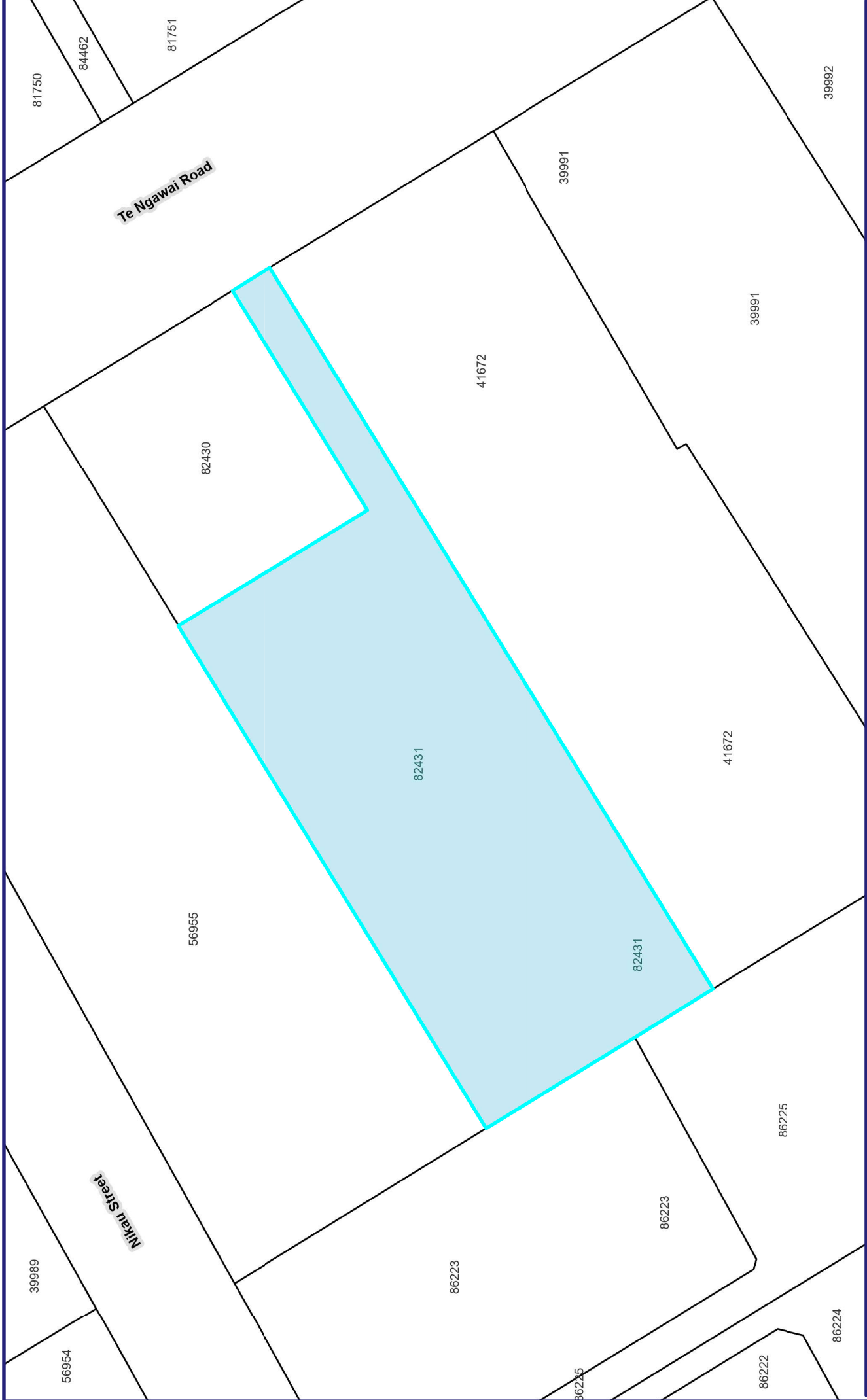
Aerial Photograph

Refer to appended sheet for Legend



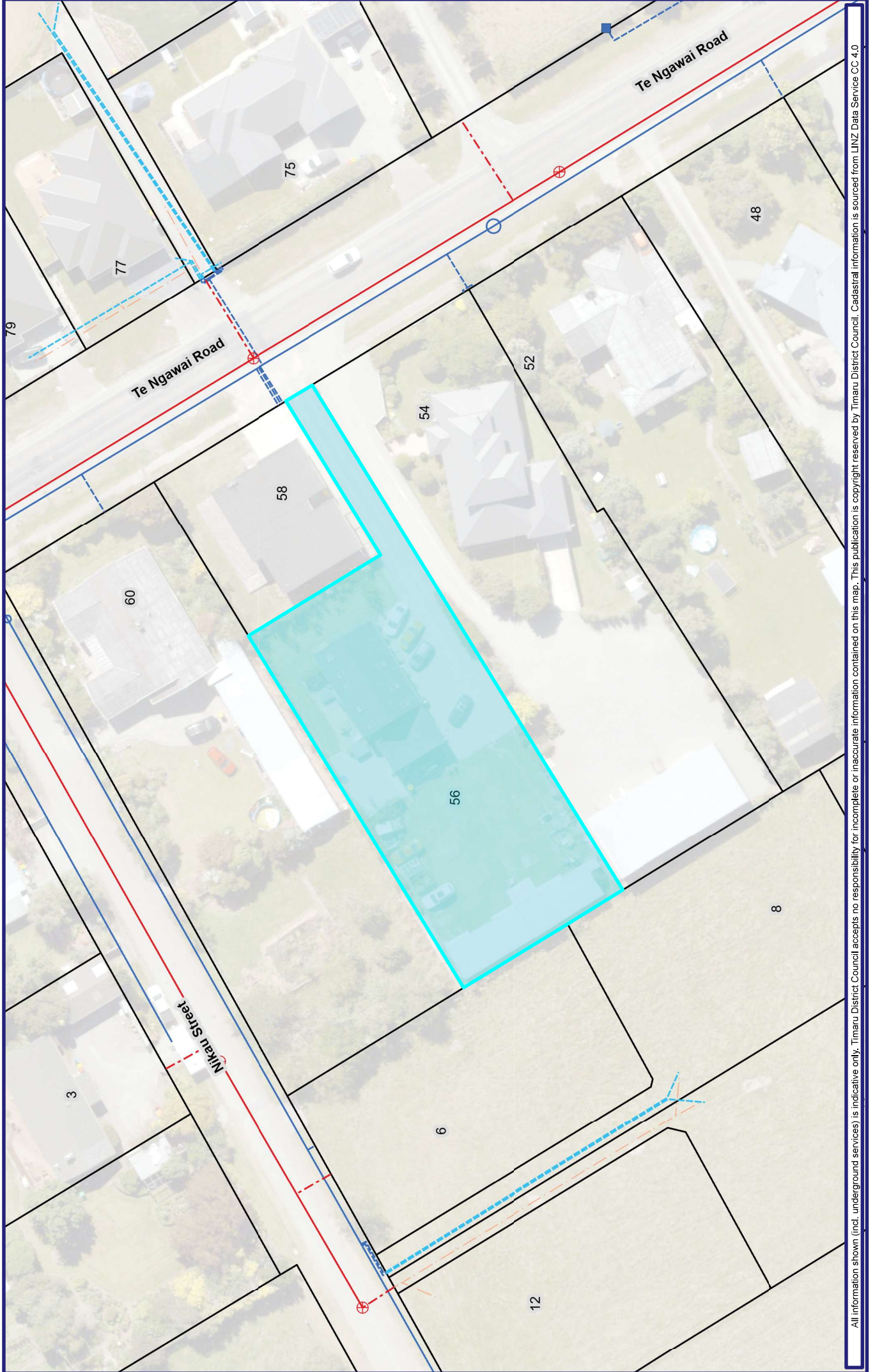
Parcel ID Map

Refer to appended sheet for Legend



Reticulation Services Map

Refer to appended sheet for Legend



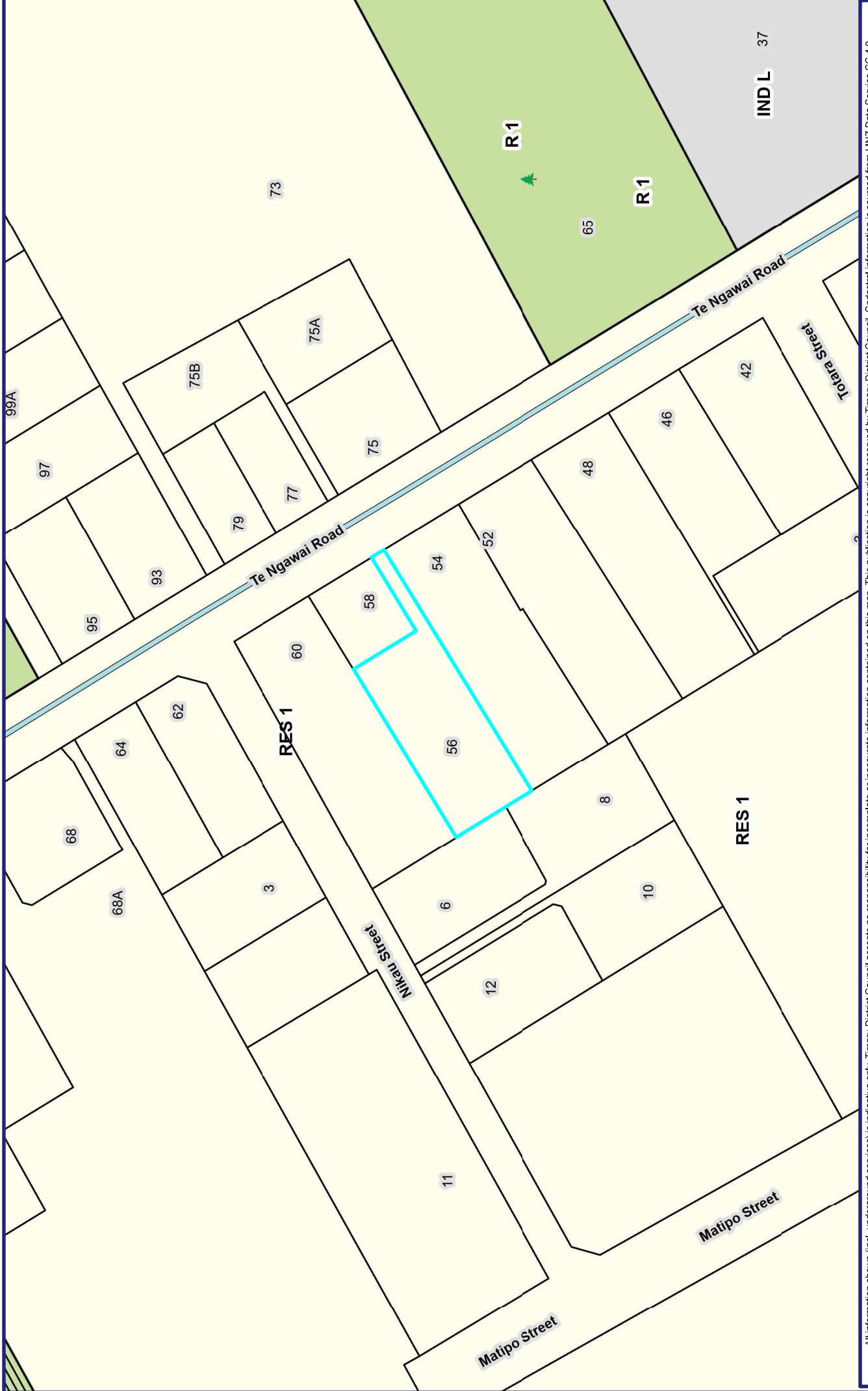
Adjacent Property Map

Refer to appended sheet for Legend



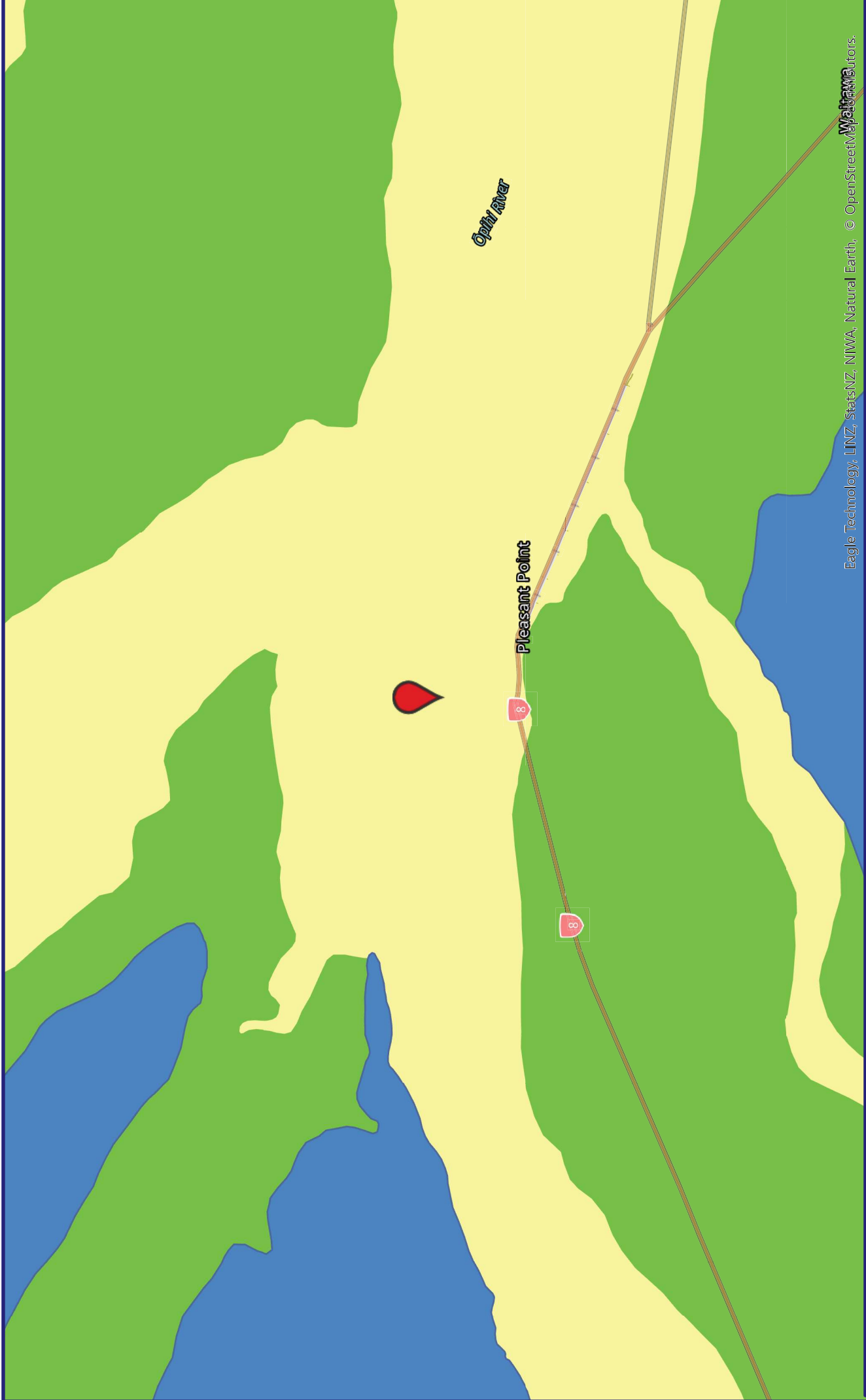
District Planning Map

Refer to appended sheet for Legend



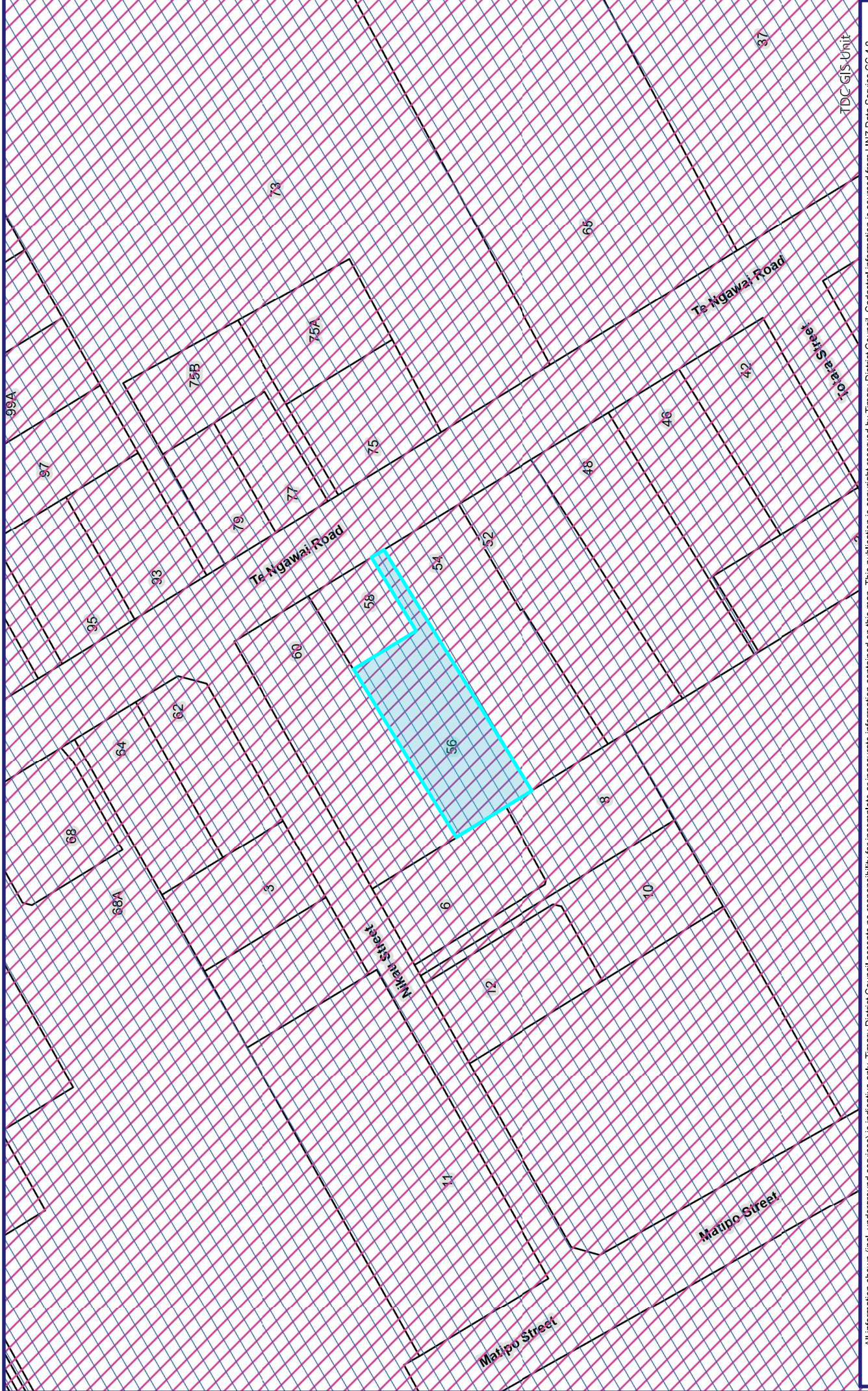
Liquefaction Vulnerability Categories

Refer to appended sheet for Legend



Proposed District Plan Natural & Coastal Hazards

Refer to appended sheet for Legend



8 May 2018



75 Church Street
PO Box 550
Timaru 7940

P. 03 687 7800
F. 03 687 7808
E. ecinfo@ecan.govt.nz

Customer Services
P. 0800 324 636

www.ecan.govt.nz

Sally Hilton
22 Ameer Street
Pleasant Point 7903

Dear Sally

Flood Hazard Assessment, New Dwelling, 58 Te Ngawai Road, Pleasant Point, Lot 111 DP 125, Valuation No 24821 659 00

This property is located on the west side of Te Ngawai Road, approximately 50m south of Nikau Street. The property is flat.

An investigation and modelling of flooding carried out by Environment Canterbury in 2016 (Report R16/13 September 2017) indicates that this property is likely to be flooded from the Te Ngawai River in the 100 year Average Recurrence Interval (ARI) flood and larger.

Environment Canterbury records indicate the property was flooded from upstream breakouts in the Te Ngawai River during the 13 March 1986 flood event. The 1986 flood had a peak flow of 1500 cumecs and Average Recurrence Interval (ARI) of around 100 years. I have included copies of photographs taken in the vicinity of the property during that flood.

Since 1986 Environment Canterbury has completed works in the Te Ngawai River to improve the level of flood protection to Pleasant Point Township. The works increased the design river capacity from 900 to 1200 cumecs. The increased flood protection will reduce the frequency of breakouts from the river but will not prevent extreme flood events such as that which occurred in 1986 and a similar result is expected at the property should an extreme flood occur again.

The following flood depths are taken from the 2017 investigation.

Flood Event (ARI)	Flow in Te Ngawai River (cumecs)	Expected Flood Depth above the marked peg located by the fencepost on the south boundary opposite the proposed site
100 year	1500	500 mm
200 year	1700	700 mm
500 year	2000	900 mm

As defined by the District Plan, the minimum flood height required for new dwellings by the Timaru District Council is at the 200 year ARI flood level.

Flood Event (ARI)	Flow in Te Ngawai River	In any 1 year period	In any 10 year period	In any 30 year period
100 year	1500	1 chance in 100	1 chance in 10	1 chance in 4
200 year	1700	1 chance in 200	1 chance in 20	1 chance in 7
500 year	2000	1 chance in 500	1 chance in 50	1 chance in 17

Key Ref: 18083
Contact: Philip Lees

Where considering the figures and comments given above, it is important you understand the following matters:

1. The information provided is the best information Environment Canterbury has available at this time. Flood depths, flows and return periods may change as further investigations into flooding in this area are completed.
2. Environment Canterbury is not the only organization holding information on flooding. The Timaru District Council or neighbours may have further details of flooding which has occurred at this property.
3. Environment Canterbury has collected flood information for the Te Ngawai River since 1982. When information has been collected and analysed for a longer period the estimated flows for given return periods may change.
4. Flood size is measured as a volume of water flowing past a point when a flood is at its peak. The unit of flow is cubic metres of water per second or cumecs.
5. Flooding can occur in smaller floods if premature breaching of stopbanks occurs during a flood. A breach may occur through lateral (sideways) erosion of the stopbank or internal erosion of the stopbank.
6. This assessment assumes that river control works are maintained at least in their present standard in the future.
7. The location of a stopbank breach or overtopping may vary for different flood events. This may alter flood depths at the site.
8. In the calculation of flood depths, Environment Canterbury makes some allowance for water build-up against obstacles but local influences such as solid fences or hedges may alter flood depths at the site.
9. Flood flows may be diverted by debris. This may alter flood depths at the site.
10. Changes in the floodplain eg raising roads may alter flood levels at the site.
11. Many uncontrollable factors influence flooding. The prediction of flood depths requires many assumptions and is not an exact science.

I hope this information is of assistance. Please do not hesitate to contact me if you require any clarification.

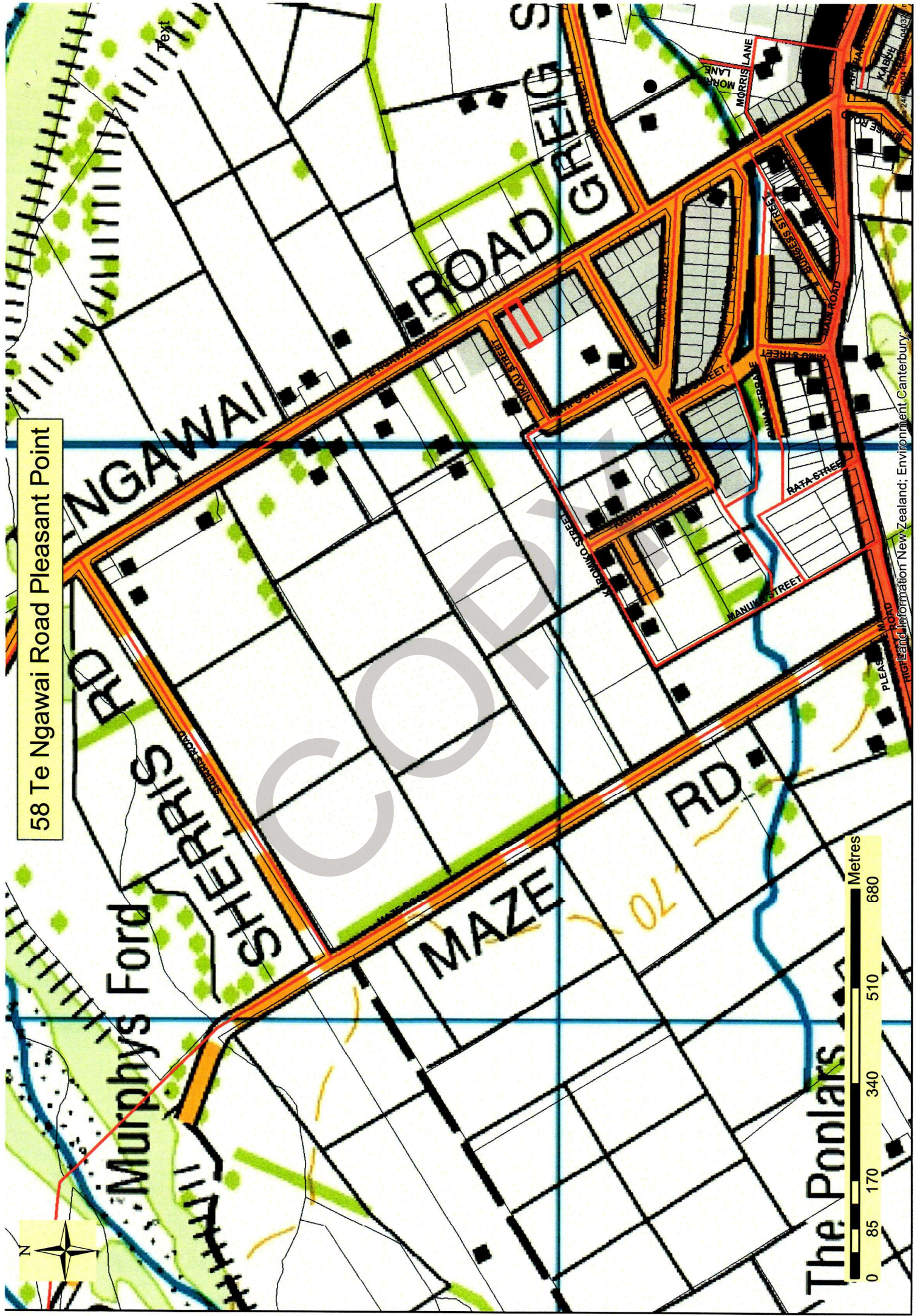
Yours sincerely

Philip Lees
Natural Hazards Officer

Cc: Building Control
Timaru District Council

Attachments: Topographical map of area
Aerial photograph showing location of proposed site
Photographs taken during the 13 March 1986 flood (x3 pages)
March 1986 flood extent map
Floor level deck sheet
Photograph of reference peg for height

58 Te Ngawai Road Pleasant Point



58 Te Ngawai Road Pleasant Point

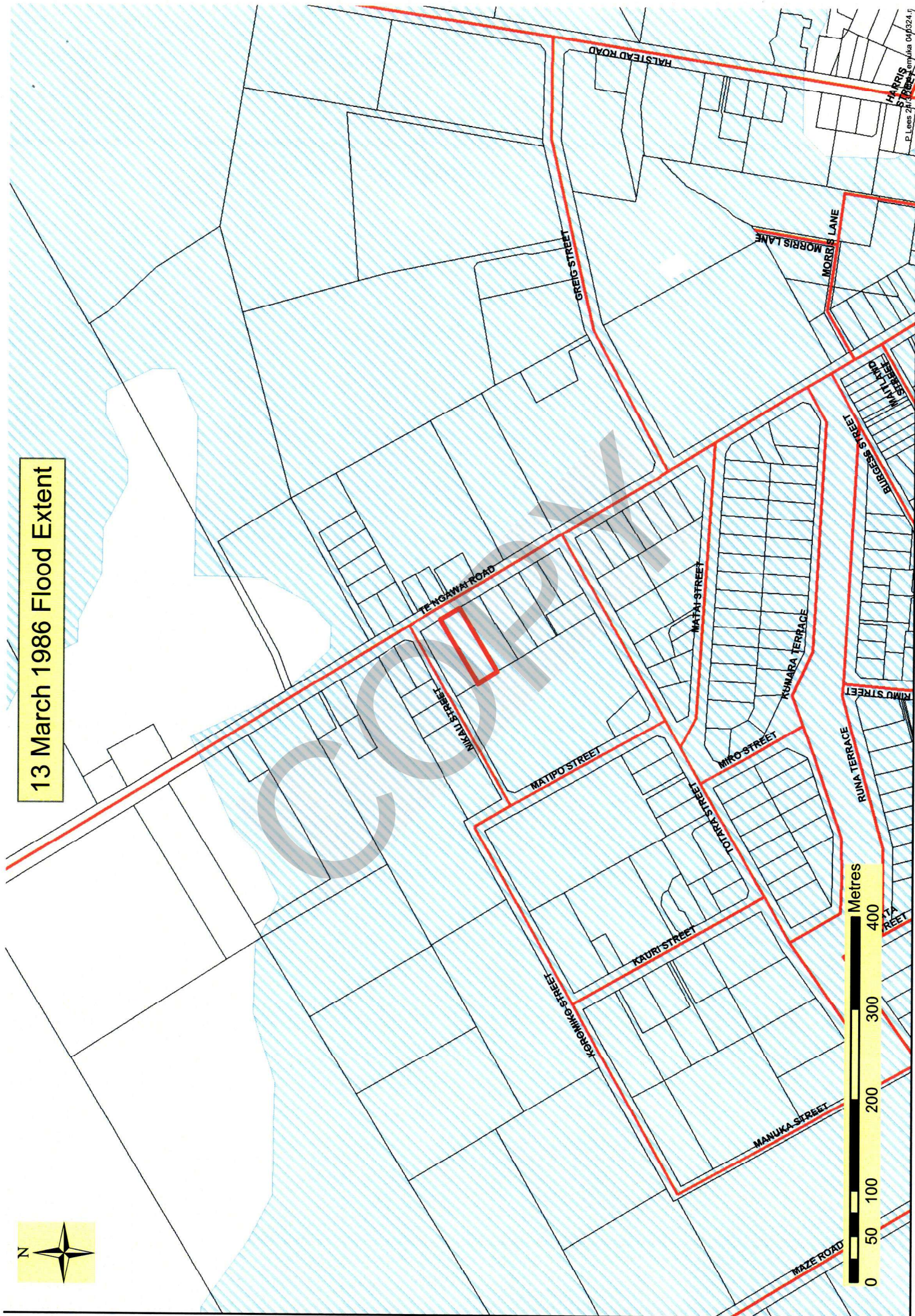


TE NGAWAI ROAD

NGAWAI STREET

Proposed Site (approx)







Pleasant Point

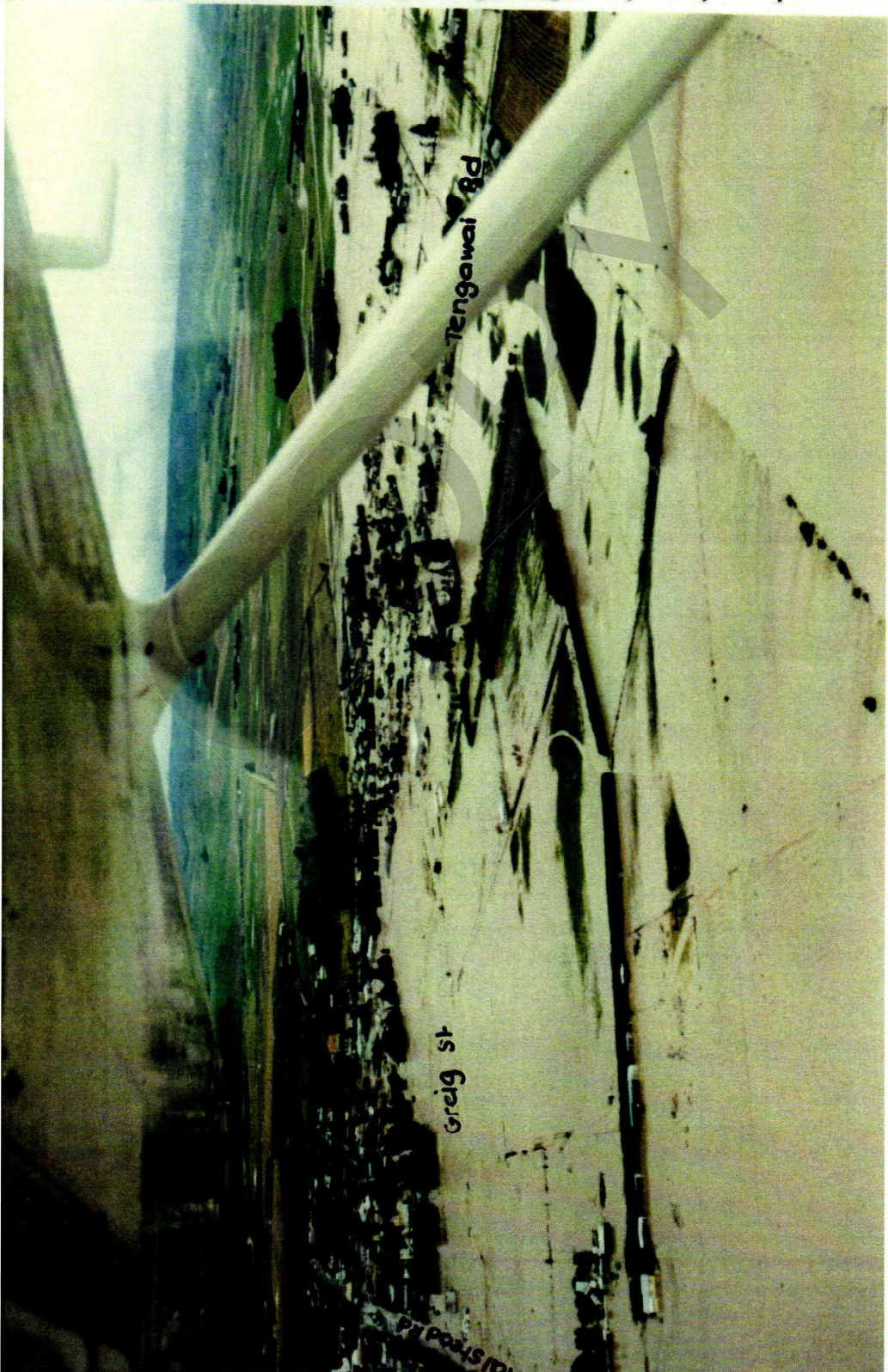
View SE down Ten-
gawai Road towards

Pleasant Pt township

13.3.86 1245hrs

J38 602 598

1.14.8A



Pleasant Point

View SSW over Greig
street & Tengawai

Road.

13.3.86 1245hrs

J38 604 597

1.14.6A



Pleasant-Point

View NW up Teng-
awai Road from
above township.

13.3.86 1245hrs

J38 605 592

1-14-2A



Pleasant Point Water Supply

Where does your water come from and is it safe?

Pleasant Point's water comes from three sources at Halstead Road (one infiltration gallery and two bores). The water receives UV treatment and chlorination before entering the pipeline to your taps. The UV treatment is designed to kill bacteria and protozoa (Giardia and Cryptosporidium), chlorination prevents the treated water getting re-contaminated on the way to your taps.

Council own and operate the water supply network from where the water comes from to the connection at the point of supply to your property. Council's assets for the Pleasant Point water supply include the infiltration gallery, two bores, a pump station, treatment plant, reservoir and a reticulation network of around 16 kilometres of pipelines.

Storage tanks and watermain Renewals

Some properties in Pleasant Point have a storage tank supplying the house.

Council has a watermain renewal program and is installing new watermains in the street. As water mains are replaced, a toby will be installed at the boundary to each property. For properties with storage tanks, the tank will continue to be supplied.

New or upgraded connections will not require storage tanks to be installed. Your point of supply will be to the toby in the street.

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.

There are two situations for maintenance on the Pleasant Point water supply for existing connections:

A toby exists at the boundary:

- The Council is responsible only to this toby. You are responsible for everything within the property boundary including the tank ballcock if there is one.

No toby exists:

The Council is responsible for the supply up to:

- The ballcock of the tank where the ballcock is less than 6m above the ground
- The base of the tank stand where the ballcock is more than 6m above the ground
- The foundations when the tank is inside a building

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. The 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.

Tank maintenance:

- Your tank may become contaminated by birds, worms, dust, etc. It is important this contamination does not re-enter the water supply pipe.
- Your tank is legally required to have an overflow outlet 40mm below the ballcock inlet level in the tank, to prevent the water level rising above the ballcock and getting back into the watermain. You should check these levels to ensure your tank complies.
- Your tank should be cleaned and sterilised with chlorine bleach annually.

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.

New water connections

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

Enquiries

For any enquiries relating to the Pleasant Point Water Supply 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

Notes

3 Structure

3.0117 External wall 180mm LVL

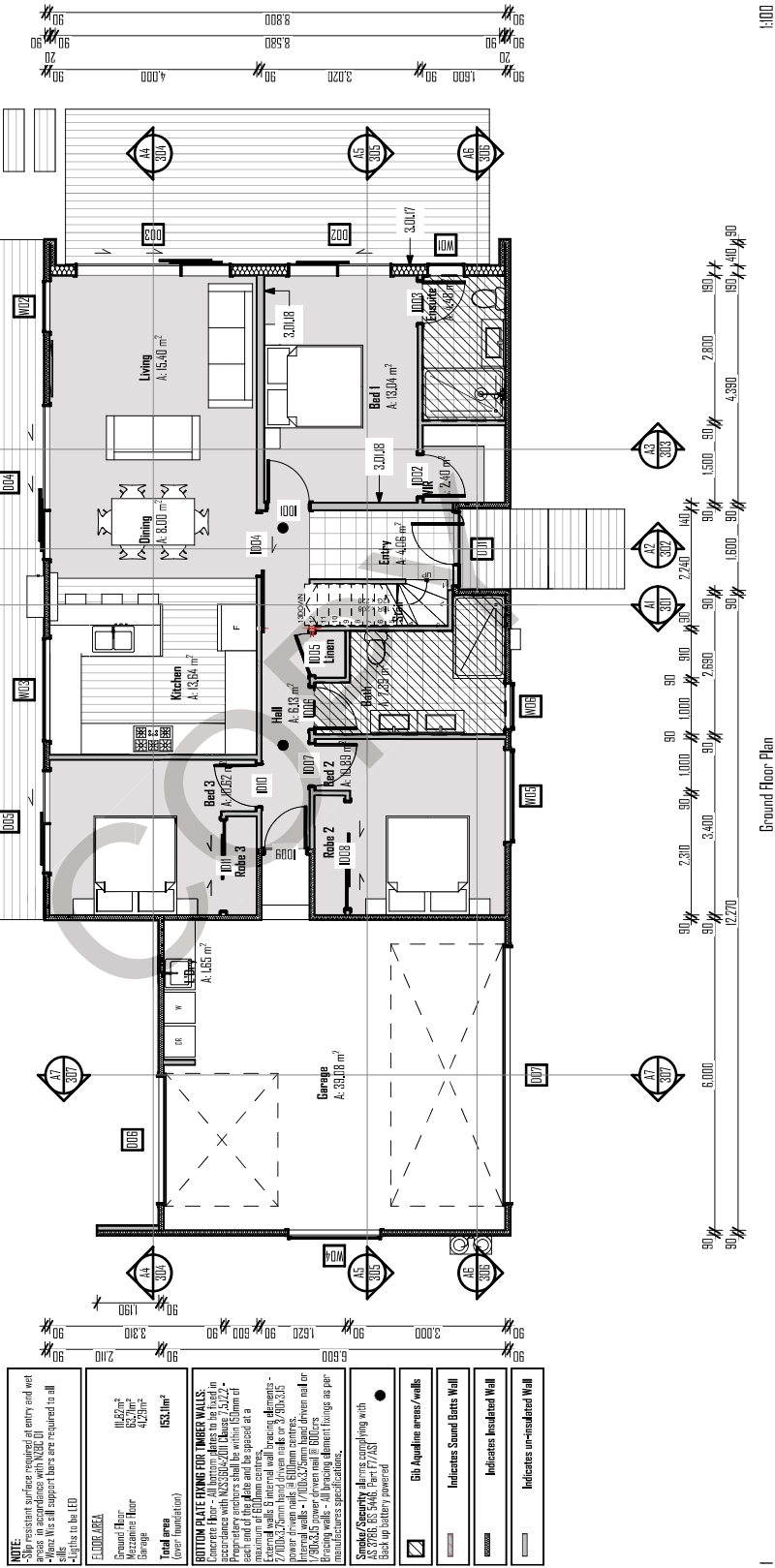
180x45 LVL Framing with studs @ 400mm c/s to NZS3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims. DPC (malthoid) between bottom plate and conc. slab.

3.0118 Internal wall - 140mm LVL

140x45 LVL Framing with studs @ 400mm c/s to NZS3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims. DPC (malthoid) between bottom plate and conc. slab.

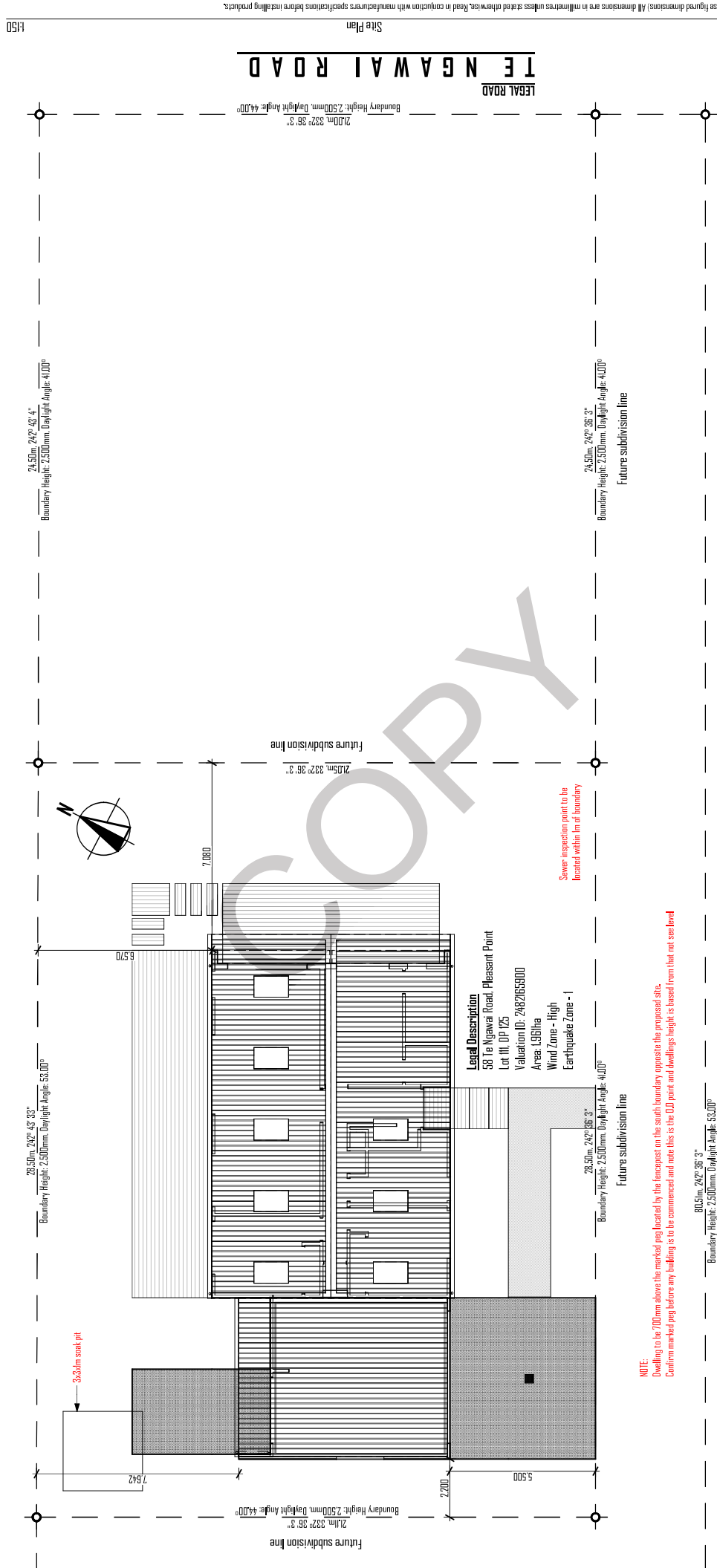
Rev/ID	CH/ID	Revision	Date
01	01	RH13 - Start wall added	18/03/2019

TIMARU DISTRICT COUNCIL
19 Mar 2019
BUILDING UNIT



Firm Name DRAFTLINE DESIGN & DRAFTING SERVICES PROPERTY INVESTMENT PATRICK COLL. NZC2 2019 10 Berrwick Street Timaru 7540 Cell 0274 270 280 Email coll@draftline.co.nz	Notes Copyright remains the property of Draftline Ltd unless specified in writing All dimensions are in millimetres unless otherwise stated All construction to comply with NZBC/NZ 3604: 2011, alongside all current standards alike Refer to specifications for timber strength ALL DIMENSIONS TO BE VERIFIED ON SITE	Job Title 58 Te Ngawai Road Pleasant Point New Dwelling	Design Caleb Bastion Drawn Caleb Bastion Checked Project Number DL18305 Print Date 18/03/2019	Client Name Sally Drawing Title Ground Floor Plan	Scale 1:100 Drawing Number 202

RevID	CHD	Revision	Date
01	01-1	RH03 - Surr wall added	18/03/2019
	01-2	RH17 - Soak pit noted	
	01-3	RH26 - IP noted	



NOTE: Dwelling to be 700mm above the marked peg located by the fencepost on the south boundary opposite the proposed site. Confirm marked peg before any building is to be commenced and note this is the D.O. point and dwellings height is based from that not sea level

Firm Name DRAFTLINE DESIGN & DRAFTING SERVICES COMPETITIVE PRICING	Notes Copyright remains the property of Draftline Ltd unless specified in writing All drawings are in metric units All construction to comply with NZBC/NZ 3604: 2011, alongside all current standards specifications Refer to schedule for timber strength ALL DIMENSIONS TO BE VERIFIED ON SITE	Job Title 58 Te Ngawai Road Pleasant Point New Dwelling	Design Drawn Checked Project Number Print Date	Caleb Bastion Caleb Bastion DL18305 25/03/2019	Client Name Sally Drawing Title Site Plan	Scale 1:150 Drawing Number 201
---	--	--	---	---	--	---

30 January 2019

Draftline Limited
5 Beswick Street
Timaru 7910

Dear Andrew,

Notification of Refusal to Grant Building Consent - Building Consent Application No 2.2018.1148

Project: Erect Dwelling with Attached Garage

Property: 58 Te Ngawai Road, Pleasant Point

After initial review of B1 Structure in relations to Building Consent Application 2.2018.1148.1 we have determined that as the application has inadequate information to demonstrate compliance with the Building Code, the application for consent is being refused under Section 48 & 50 of the Building Act 2004.

In particular:

- B1 Structure - many issues have been found on the structure of the dwelling, including the point loads of the ridge beam & floor joists of the second story, distance to bearing points, pile footing sizes, how the structural post complies, etc.
- No specification has been provided.
- No product information has been provided e.g. LVL walls & beam, Flitch Beam, etc.

Please note that the Building Consent only has had an initial review of B1 Structural and no other Building Code Clauses have been checked for compliance as the initial review found that insufficient and inadequate information has been provided to demonstrate compliance with the building code.

Accordingly this application for Building Consent is now refused. If it is intended to proceed with the project in the future a new Building Consent application will need to be submitted with the associated plans and specifications attached.

An invoice for Council's charges in respect to the application will follow.

If you require any further clarification please do not hesitate to contact me.

Yours faithfully



Monica Hakkaart
Building Services

CC Sally Hilton – sally72pom@gmail.com

e. monica.hakkaart@timdc.govt.nz
p. 03 687 7440

Sally Hilton, 58 Te Ngawai Rd.

* Consent for sewer and water connection to allow for temporary builders 'port-a-loo' prior to commencement of house build.

TIMARU DISTRICT COUNCIL
Planning Unit
APPROVED
7/12/2018 kylieap



* propose sewer @ 100 mm PVC as there is sub-division potential and this will safe-guard for future use.
gradient 1:60

* water 20mm.

112
DP 125

Lot 1
515 m²

Te Ngawai Road
Legal Road 20m wide

Lot 2

proposed new dwelling

shed

shed

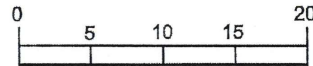
2
DP 82180

temporary 'portaloos' + connection

1 metre from boundary

DP 56104

TIMARU DISTRICT COUNCIL
Resource Consent No. 101.2018.175
APPROVED PLANS
Signed: *Kylie Columb*
Name: *Kylie Columb*
Date: *17.9.18*



SCALE 1:500

Note:

1. All information shown on this plan is indicative only and has been compiled for the exclusive purpose of supporting a Resource Consent Application.
2. Areas and dimensions are approximate and subject to survey.
3. Use of this plan for purposes other than intended or its reproduction in part or full is not permitted without the written consent of Land Services Group Ltd.

MEMORANDUM OF EASEMENT

Purpose	Shown	Dominant Tenement	Servient Tenement
Right to convey water, power & telecommunications	A	1	2
Right to drain sewage & water			



Bruce Spoils BSurv
Cadastral Surveyor
21 Church Street, Post Box 511, Timaru
Ph & Fax: (03) 854-8545 or (03) 308 3083
email: bgs@lsg.co.nz

PROPOSED SUBDIVISION OF
LOT 111 DP 125

SITE PLAN

1791



GAS SAFETY & COMPLIANCE CERTIFICATE

MENZIES GROUP LTD 6 HIGH STREET TIMARU PHONE 03 6848440

Reference No: 131426 [HRR-000451471D2N](#)

Gas Safety Certificate and Certificate of Compliance made pursuant to Regulations 46 and 52B of the Gas (Safety and Measurement) Regulations 2010 (as amended), and Energy Work Certificate made pursuant to Regulation 19 of the Building Act 2004.

CLIENT	MS S HILTON	BUILDING CONSENT #	N/A
ADDRESS		INSTALLATION ADDRESS	56 TE NGAWAI ROAD PLEASANT POINT
DESCRIPTION AND LOCATION OF THE GASFITTING: RETEST AND CERTIFY ORIGINAL INSTALLATION - GAS WATER HEATER RHEEM 27 199MJ/HR CONNECTED UP TO A TWIN PACK 45KG CYLINDER SET UP WATER TEMP 50 DEG C			
GAS TYPE	LPG	GAS SUPPLY PRESSURE	2.73 Kpa
DATE(S) GASFITTING PERFORMED	Date 28/04/2025	GAS SUPPLIER	UNKNOWN
STANDARD RISK CLASSIFICATION (tick one)		☐ Low ☐ General ☒ High	
NAME, REGISTRATION NUMBER (IF ANY) OF PERSONS WHO CARRIED OUT GASFITTING UNDER SUPERVISION:			
Name GRAHAM SHEILDS		Name	
Registration Number 18540		Registration Number	
CERTIFICATE ATTACHMENTS (tick as applicable)			
☐ Manufacturers Instructions: Enter details of any attachments			
☐ Certified Designs: Enter details of any designs			
"I believe on reasonable grounds that: (a) the gasfitting work described above has been done lawfully and safely; and (b) the work has been done in accordance with (tick one); ☒ sections 3 to 6 of AS/NZS 5601.1, or (c) the work ☐ has ☐ has not (tick one) been done in accordance with a certified design; and (d) the work done ☐ has ☐ has not (tick one) relied on any manufacturers instructions; and (e) this certificate relates to the ☐ whole ☐ part (tick one) installation described above; and (f) the gas installation is connected to a gas supply and is safe to use; and (g) the information contained in this certificate is correct."			
CERTIFIER NAME	Stuart Loveday		
REGISTRATION TYPE & NUMBER	06872		
SIGNATURE			
DATE	30/04/2025		



**Master
Plumbers
Gasfitters
Drainlayers**



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE



REFERENCE/CERTIFICATE ID No.: 20542

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

Fit off of whole installation in house.

Contact Details:
(Name and address)

Sally Hilton, 58 Te Ngawai Road, Pleasant Point 7903.

Name of Electrical worker:

Joseph Byrnes

Registration/Practising licence number:

E281713

Phone & email:

0275474863 - admin@pivotalgroup.co.nz

Name and registration number of person(s) supervised:

Craig Gerbich - E248860

Certificate of Compliance**Type of work:**☐ Addition☐ Alteration☒ New work**The prescribed electrical work is:**☐ Low risk☒ General☐ High-risk (Specify):**Means of compliance:**☐ Part 1 of AS/NZS 3000☒ Part 2 of AS/NZS 3000**Additional Standards or electrical code of practice were required:**☒ No☐ Yes (specify):**Date or range of dates that prescribed electrical work undertaken:** 30/08/2019 - 11/12/2019**Contains fittings that are safe to connect to a power supply?**☒

Yes

☐

No

Specify type of supply system: 230V MEN**The installation has an earthing system that is correctly rated (where applicable)**☒

Yes

☐

No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?☒

All

☐ Parts (specify)**The work relies on manufacturers instructions:**☒

Yes

☐

No

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify: <https://www.redpaths.co.nz/>Link: <https://www.redpaths.co.nz/>**The work has been done in accordance with a certified design:**☐

Yes

☒

No

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The work relies on a Supplier Declaration of Conformity (SDoC):☒

Yes

☐

No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify: <https://www.redpaths.co.nz/>Link: <https://www.redpaths.co.nz/>**The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010**☐ No☒ Yes**Description of Work:**

Pre wire and fit off of whole installation including cables, isolators, sockets, lights, MEN system, electrical fittings and switchboard.

Test Results (provide values)

Polarity (Independent earth):	Correct
Insulation resistance:	>999M Ohms
Earth Continuity:	.21 Ohms
Bonding:	.29 Ohms
Fault Loop Impedance	.78 Ohms
Other (specify):	RCD 22MS

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature:

Date: 18/12/2019

Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name:

Joseph Byrnes

Registration/Practising licence number:

E281713

Certifier's signature:**Certificate Issue Date:**

18/12/2019

Connection Date:

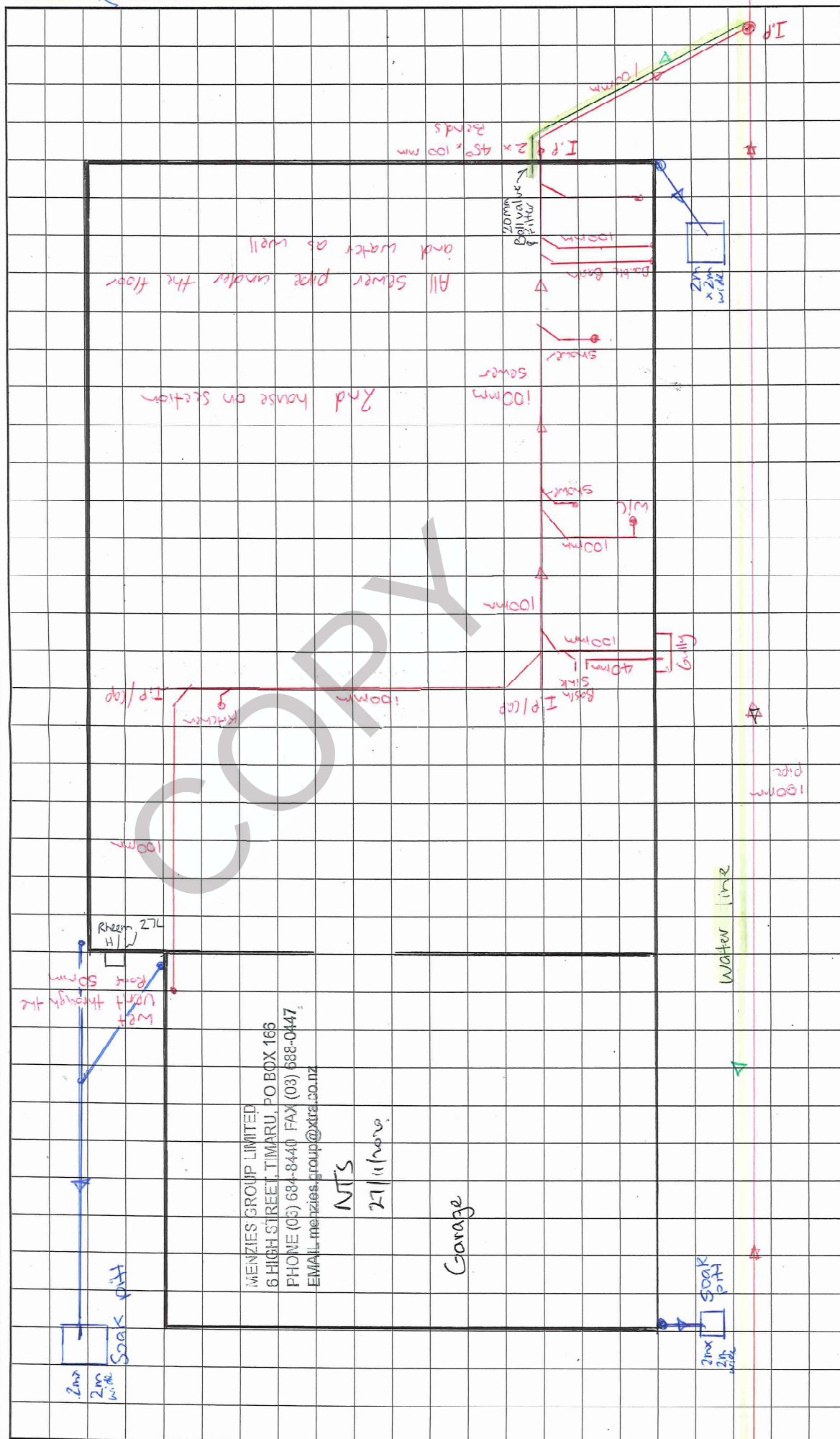
11/12/2019

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

DRAINAGE PLAN

BC No: 2019.105.1 site Address: 56 Te Ngahawai Road Pleasant point 7903
Assessment No: Lot No: DP:
Plumber: Brad Hockyem Reg No: 23200 Drainlayer: Cliff Fraser Reg No: 29404

1	Foot print of the building (Scale 1:100)	5	Gully trap positions.
2	Stormwater drain - including down pipe positions (blue ink)	6	Terminal vent positions.
3	Water line (green ink)	7	Under slab drainage.
4	Toby shut-off valve.	8	Foul water drains (red ink).
		9	Septic tank and effluent lines (red ink).





SERVICES CONSENT : 60.2018.271 v.2

A copy of this Services Consent shall be available on-site at all times.

Property Details:

Location/Street Address: 56 Te Ngawai Road, Pleasant Point
Type of Services: Water Connection
Discharge Sewer
Vehicle Access
Asphaltic Concrete Surfacing
Landowner: S Hilton
Valuation Ref: Part 24821/659.00
Legal Description: Proposed Lot 2 of Lot 111 DP 125
TDC Parcel Id: PR82431

This variation is issued following a conversation on site between Tracy Bell of Councils' Land Transport Unit and your nominated Contractor on 7 March 2019 as the works to be undertaken on site vary from the Services Consent issued on 5 November 2018.

This Services Consent is issued subject to compliance with the following Schedules:

Schedule 1.	General Conditions.....	2
Schedule 2.	Approval to Connect and Draw Water from Pleasant Point Water Supply.....	4
Schedule 3.	Approval to Discharge Sewage to the Pleasant Point Sewerage Network.....	6
Schedule 4.	Contributions Payable.....	7
Schedule 5.	Vehicle Access.....	8
Schedule 6.	Existing Services and Location thereof.....	9
Schedule 7.	Approved Plan.....	10

Andrea Denton
Infrastructure Consents Administrator

Dated: 12 March 2019

***Issue of a Services Consent does not automatically imply that
Land Use Consent and/or Building Consent will be granted.***

Encl:

Agreement of Acceptance Form
Application for Infrastructure Certification Form
Freepost Envelope

Copy to:

Applicant/Landowner: S Hilton, 22 Ameer Street, Pleasant Point 7903 (with Invoice No 69798) (previously issued)

Schedule 1. General Conditions

- 1.1 The landowner or their agent is to pay all costs associated with the physical works (including any disconnections and/or relocations).
- 1.2 The landowner or their agent is to ensure that any Resource or Building Consents required are to be obtained prior to work commencing.

Advice Note: We acknowledge:

- No Building Consent has been received to date.
- Approval of Resource Consent 101.2018.175, which was issued on 17 September 2018.

- 1.3 The landowner or their agent is to fully complete, sign and return the Agreement of Acceptance prior to physical works confirming that:
 - a. All conditions are understood and accepted.
 - b. Payment of any fees or contributions has been made.
 - c. Advising Timaru District Council the name of the Infrastructure Approved Contractor(s) undertaking the work.

- 1.4 No physical work is to be carried out until the fully completed, signed Agreement of Acceptance has been returned to Council. A Freepost Envelope is provided.

- 1.5 All work on Council Infrastructure is to be completed by a Council Infrastructure Approved Contractor. This includes excavation and/or reinstatement of existing Council services within the Road Corridor. **Any work not carried out in accordance with Timaru District Council standards will require to be rectified at the landowner or their agent's cost.**

Advice Note: Contractors undertaking work on Council Infrastructure must be Council Infrastructure Approved for the work being undertaken at the time of physical works. Timaru District Council's current Infrastructure Approved Contractors list is available from Council's website: www.timaru.govt.nz/services-consents

Advice Note: It is the applicant's responsibility to make arrangements for an "Infrastructure Approved Contractor" to undertake the work approved.

- 1.6 All physical work carried out must comply with current Council specifications at the time of installation of the works. Where the Approved Plan differs from Council standards, the higher standard becomes the minimum required to be installed.

Current "Construction Standard Specifications" can be found on Council's website: www.timaru.govt.nz/standard-specifications

- 1.7 **Any existing Council services, i.e. fire hydrants, and/or sewer or stormwater manhole/s that are covered by construction work on-site are to be raised and/or lowered to finished ground level in accordance with Council specifications provided there is no detrimental effect to the operation of the services.**

*Advice Note: If this cannot be achieved and relocation of the existing services is required, **Specific Written Dispensation** should be obtained from Council's Drainage and Water Unit prior to the commencement of the works.*

- 1.8 **Any new service lateral to be located within an existing sealed carriageway is to be installed using trenchless technology (i.e. thrust boring or directional drilling) and is to be perpendicular to the alignment of the road.**

*Advice Note: If the contractor determines that the ground conditions are unsuitable for trenchless technology, **Specific Written Dispensation** must be obtained from the Road Controlling Authority (in this case the Timaru District Council). **This must be obtained prior to continuing the installation.***

- 1.9 Any required forms will be issued to your Nominated Contractor once the fully completed, signed Agreement of Acceptance has been returned to Council, provided payment of any contributions/fees payable has been made and the Contractor's CAR has been lodged (if applicable).

Within 20 days of completion of the works, the Council Infrastructure Approved Contractor is responsible for returning all required paperwork complete with installation dates and As-Built measurements to Council.

Advice Note: All paperwork related to completion of works should be scanned and emailed to applications@timdc.govt.nz.

Advice Note: The Consent process is not complete until all required paperwork is returned.

- 1.10 **All connections and/or disconnections to Council infrastructure must be inspected by the Drainage and Water Unit prior to backfilling. The Contractor / Plumber / Drainlayer shall contact Council to arrange inspection.** A minimum of one full working days notice is required.

- 1.11 All work carried out within the road/footpath is to be carried out in accordance with *National Code of Practice for Utility Operators' Access to Transport Corridors*. This code of practice includes a 24 month maintenance and warranty period that is the responsibility of the landowner or their agent.

Advice Note: This clause requires the contractor to have a current Corridor Access Request (CAR) from the appropriate Road Controlling Authority (RCA) in place at the time of undertaking the physical works. The maintenance period of the Works Access Permit (WAP) does not commence until the CAR completion date is advised by the contractor via the CAR website and acceptance of the works by the RCA.

Advice Note: No CAR request has been received to date for the proposed work. Please ensure the contractor quotes 60.2018.271 v.2 in the "Consent field" of the online application.

- 1.12 This Services Consent is valid for 24 months from the date of issue.

Advice Note: Should physical works not occur within this period, the applicant should contact Timaru District Council and request an extension to this Services Consent. If this Services Consent should lapse, a new application will be required. Any further subdivision of the property will require further separate applications.

Application Fee

- 1.13 Council records show the required application fee of \$350.00 was paid on 21 September 2018 (Receipt No 1567253)

Any questions regarding this schedule should be directed to:

- | | | | |
|----------------------------|-------------------|---------------|-----------------|
| • Inspections | Customer Services | (03) 687 7200 | |
| • CAR's/Traffic Management | Mrs Tracy Bell | (03) 687 7455 | or 027 246 2780 |
| Trenchless Installation | | | |

Schedule 2. Approval to Connect and Draw Water from Pleasant Point Water Supply

2.1 This Services Consent is issued subject to Resource Consent 101.2018.175 for subdivision obtaining title. Alignment of the connection must be within the boundaries of the proposed Lot 2 / Easement. New Certificates of Title are required to be issued within 24 months of the date of this Services Consent.

2.2 Council does not guarantee a continual supply of water. Occasional shutdowns of the supply are necessary to allow for maintenance and testing.

2.3 Backflow Prevention in accordance with Timaru District Council's "Boundary Backflow Prevention Standard Operating Procedure" is required on all water connections. Refer to Council's website for further information: www.timaru.govt.nz/bfp

2.4 The Standard Acuflo manifold has a low level backflow prevention which is suitable for most residential purposes. Additional backflow prevention at the point of supply is required if any use on this site constitutes a risk of contamination to the Public Water Supply. Refer to Council's website for further information: www.timaru.govt.nz/bfp

2.5 A water meter is not required.

Advice Note: Council reserves the right to install a water meter on the supply to the property.

2.6 Once a dwelling is constructed on this site the property is required a minimum on-site storage of 500 litres of potable water **unless a dispensation for storage is approved.**

Advice Note: A storage dispensation is not required for vacant land.

2.7 Council records do not show an existing water lateral currently servicing this property. The new connection must have sufficient capacity for the water demand required within the property. Council standard is for a minimum of 20mm (ID) diameter pipe for residential activities for a single dwelling. Larger pipes will be required for multiple dwellings. The connection is to be made to the public water main in Te Ngawai Road and is to be the sole point of supply to the property (refer to Schedule 7.).

*Advice Note: **This approval is to draw water from the public water network only.** The responsibility to ensure that the private water lateral has the capacity to service all existing connected properties as well as the additional draw; and all legal requirements with regards to permission to connect to the existing private water lateral rests with the landowner (or their agent).*

Advice Note: An easement will need to be in place at time of 224(c) Certification.

Advice Note: If in the future this property is to be subdivided, each separate title of land is required to have its own separate water supply connection at the street boundary (i.e. no water laterals are to cross internal property boundaries). It may be prudent to allow for future subdivision at this present stage (i.e. lay pipe for future water supply laterals), as existing paving/landscaping will not be an acceptable reason for exemption from separate connections upon subdivision.

2.8 The connection is to be installed in a suitable position along the property frontage as shown on the approved plan (refer to Schedule 7.) and is to terminate at a toby tap (Toby tap type is to be an "acuflo manifold") sited 300mm adjacent to the street boundary of the property. Installation of the manifold should be carried out to Council specification.

Advice Note: Position the acuflo manifold out of the wheel track areas within driveways or, if possible, out of the driveways areas completely as this reduces maintenance issues (i.e. potholes and slumpage). Any defects notified during the defects liability period of 24 months will be the responsibility of the property owner and respective contractor to rectify.

- 2.9 A suitable isolating valve is to be installed on the supply line within the property prior to any other fixtures.
- 2.10 In accordance with “*Timaru District Consolidated Bylaw 2018 - Chapter 15*”, Clauses 1505.2 and 1505.3 no person shall extend/provide any network infrastructure service by hose, pipe, or any other means beyond the consumer’s boundary. This will require the disconnection of any existing private pipelines crossing the proposed allotments. Any existing connections are to be disconnected at the main upon completion of the new installation. **Cross-Connection Certification is to be supplied with the completed Work Report.**
- 2.11 Upon issue of 224(c) Certification for the subdivision, and/or on completion of the connection the property will be required to pay water services charges in accordance with the Rating Powers Act. Such charges will be applied from the 1 July following connection.
- 2.12 Prior to the interruption of the water supply, the contractor shall notify affected consumers and Customer Services reception at the Timaru District Council with written notification of the network shutdown. **A minimum of forty-eight (48) hours notice must be given prior to any controlled network shutdown.**
- 2.13 Upon the completion of the works an Application for Infrastructure Certification is required to be lodged with Council, which requires the following paperwork to be provided:
- Water Work Report (including Cross-Connection Certification)

Any questions regarding this schedule should be directed to:

- | | | | | |
|---------------------------|-------------------|---------------|----|--------------|
| • <i>Water Conditions</i> | Miss Megan Oliver | (03) 687 7450 | or | 027 220 5030 |
| • <i>Inspections</i> | Customer Services | (03) 687 7200 | | |

Schedule 3. Approval to Discharge Sewage to the Pleasant Point Sewerage Network

Conditions of use of the proposed sewer lateral being installed for Proposed Lot 1 are as follows:

- 3.1 The sewerage connection shall be a 100mm diameter pipe minimum or have sufficient capacity to carry specific design flows.
- 3.2 The new sewer connection shall be installed to the proposed sewer lateral as provided by the subdivider/developer (refer to Schedule 7.). Your own drainlayer may undertake this work. A Sewer Work Report is not required in this instance, **however a building consent is required.**

Advice Note: This approval is to discharge sewage to the public sewer network only. The responsibility to ensure that the private sewer pipeline has the capacity to service all existing connected properties as well as the additional discharge; and all legal requirements with regards to permission to connect to the existing private sewer pipeline rests with the landowner (or their agent).

Advice Note: An easement will need to be in place at time of 224(c) Certification.

Advice Note: Unless otherwise specified in an easement instrument, all properties connected to the private sewer main are equally responsible for the maintenance of the private sewer main (including any private manholes and cleaning eyes). This has been noted on Council's LIM and property databases.

- 3.3 A Maintenance Access Point (MAP) is required to be installed within the boundary of the property in accordance with Timaru District Council's Standard Plan 5302, Sheet 5. The MAP is to be installed a minimum of 1.0m from the property boundary.
- 3.4 Once a dwelling has been constructed the property will be required to pay sewer service charges in accordance with the Rating Powers Act. Such charges will be applied from the 1 July following connection.
- 3.5 Upon the completion of the works an Application for Infrastructure Certification is required to be lodged with Council, which requires the following paperwork to be provided:
 - Drainage Plan

Any questions regarding this schedule should be directed to:

- | | | | | |
|-----------------------|-------------------|---------------|----|--------------|
| • Sewerage Conditions | Miss Megan Oliver | (03) 687 7450 | or | 027 220 5030 |
| • Inspections | Customer Services | (03) 687 7200 | | |

Schedule 4. Contributions Payable

The following Connection Fees are payable at the time of connection (including indirect connection to discharge sewer) upon construction of a dwelling and/or creation of a separate allotment upon subdivision.

The cost of any required physical connection from the Public Sewer Network to the property boundary is additional to the Connection Fees and is the responsibility of the property owner or developer, as is all pipework within the property.

- 4.1 This property is located within Stage 1 of the Pleasant Point Sewer Contribution Catchment.

Background:

This property is located within Stage 1 of the Pleasant Point Sewer Catchment. Every household unit that has connected to extension catchment of the Pleasant Point Sewer Network since May 1985 is charged a Sewerage Connection Fee.

The Connection Fee was set by the Pleasant Point Community in May 1985 at a cost of \$200.00 per connection (excluding GST). Connections (including indirect connection and discharge) after this date are subject to paying the Connection Fee plus adjustments linked to the Construction Cost Index until March 2001 and then the Producers Price Index (Outputs). Calculation of the current amount payable is shown below.

CCI	March 2001	=	4330				
CCI	June 1985	=	2410	= 1.796680498	x \$200.00	= \$359.33	(excl GST)
PPI	Dec 2010	=	1496				
PPI	March 2001	=	1048	= 1.427480916	x \$359.33	= \$512.93	(excl GST)
PPI	Jun 2018	=	1231				
PPI	Dec 2010*	=	1000*	= 1.231000000	x \$512.93	= \$631.40	(excl GST)

*Producer Price Index Base Values recalculated at December 2010

Based on the above PPI Indexation figures the Network Contribution is currently \$726.12 (including GST) for each dwelling connected. Our Invoice No 69798 is enclosed.

- 4.2 If this Network Contribution becomes a requirement of Resource Consent for subdivision, payment can be deferred until 224(c) Certification for the subdivision is lodged. A request to defer payment cannot be considered until a Resource Consent for the subdivision is approved. In this case, please contact Heather Styles on (03) 687 7443 to defer the payment until 224(c) Certification.

Advice Note: Should the invoice for the Connection Fee not be paid within 3 months from the issue of invoice, Council reserves the right to recalculate the Connection Fee at current PPI figures.

Any questions regarding this schedule should be directed to:

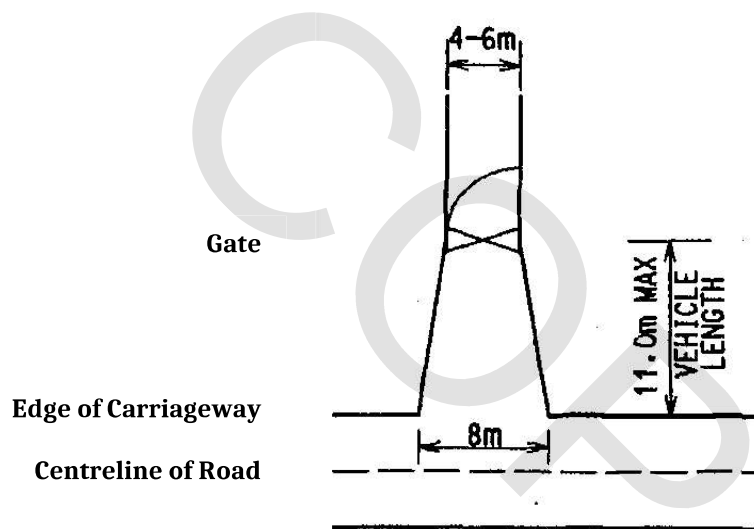
- Network Contributions Heather Styles (03) 687 7443

Schedule 5. Vehicle Access

- 5.1 The District Planner advises that this Services Consent is issued subject to compliance with Resource Consent 101.2018.175 for subdivision obtaining title.

Advice Note: If this Resource Consent does not proceed a separate application for Resource Consent will be required as the total length of channel crossings for the existing title would exceed 6.0m.

- 5.2 The accessway shall be installed in the position shown on the approved plan (refer to Schedule 7.).
- 5.3 The accessway to the property shall be constructed and maintained to ensure that the accessway is able to be used in all weather conditions and to ensure that its use will not give rise to damage or flooding of the adjacent public roadway.
- 5.4 The accessway shall be formed and surfaced to the dimensions in accordance with the diagram below.



- 5.5 ~~A drainage pipe is required to be installed.~~ The accessway shall follow the existing contour of the road shoulder through the water table.
- 5.6 Surfacing of the accessway is to be to a depth of 30mm Asphaltic Concrete.
- 5.7 Asphaltic Concrete Surfacing is to be completed within 6 months of formation of the accessway, but must be completed prior to request for 224(c) Certification of the subdivision.
- 5.8 This Services Consent only covers work on the road as specified. Any additional work (other than installation of a mailbox and/or it's associated accessway) such as entry 'gateways' including kerbing, fences or structures on the road edge will be subject to separate Services Consent(s).

Advice Note: "Construction Standards for Installation of Rural Mailbox and/or its Associated Accessway" can be found on Council's website: www.timaru.govt.nz/standard-specifications

- 5.9 Upon the completion of the works an Application for Infrastructure Certification is required to be lodged with Council, which requires the following paperwork to be provided:
- Contractors CAR No

Any questions regarding this schedule should be directed to:

- Vehicle Access Mrs Tracy Bell (03) 687 7455 or 027 246 2780

Schedule 6. Existing Services and Location thereof

Council Infrastructure in the Vicinity

- 6.1 The following Council services are known to exist within the vicinity:
- Pleasant Point Water Supply Pipelines
 - Pleasant Point Sewer Pipelines
- 6.2 A Services Plan of Council infrastructure will be provided to your Nominated Contractor.

Advice Note:

- *If a CAR is required to be lodged by the Contractor, a copy of the Services Plan will be uploaded to the Contractor's CAR at the time of approval of the Works Access Permit (WAP). A copy of this Services Consent and any required forms to be completed on conclusion of the works will also be uploaded to the CAR at this time if the signed Agreement of Acceptance has been received by Council.*
- *If the physical works are solely within the property boundaries, the Services Plan and any required forms will be forwarded direct to the nominated contractor.*

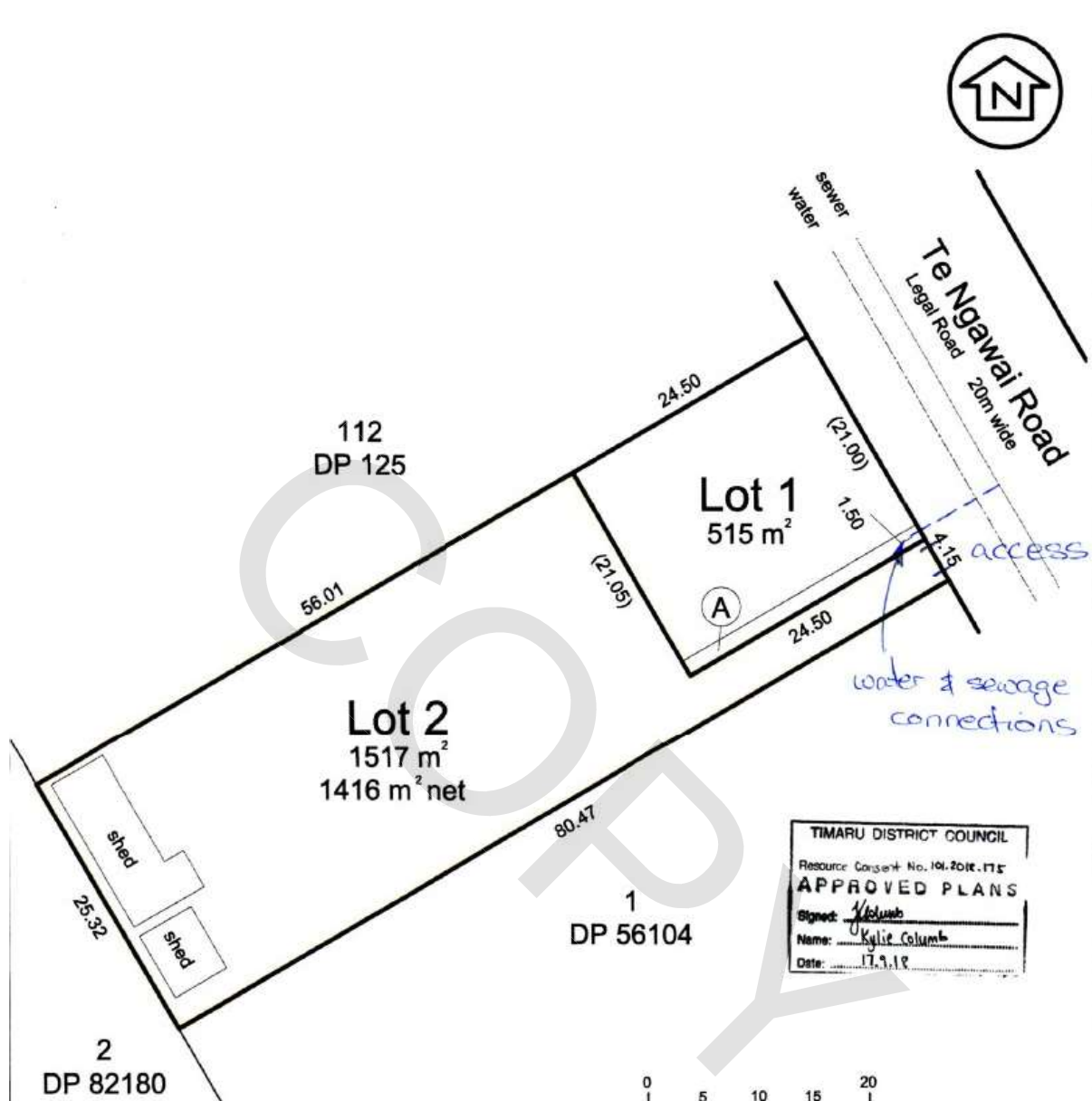
Other Utility Providers in the Vicinity

- 6.3 All existing underground services in the vicinity must be adequately located before commencing work. **You are advised to contact the “beforeUdig” website www.beforeudig.co.nz and any other known service providers to check the proposed work is not in conflict with any other utility provider.** The Council will not be liable for any damage done to existing underground services.
- 6.4 In addition to the organisations utilising the “beforeUdig” website, the following organisations may also have services within the vicinity. Contact should be made with any relevant organisations for on site location of their infrastructure before commencing work:
- Pleasant Point Community Drinking Water Supply Protection Zone
Contact: Environment Canterbury - Phone 0800 324 636.

Location of Utilities

- 6.5 All services must be located prior to commencement of work.
- 6.6 Construction areas may be expected to contain a diversity of existing services and the Contractor must expect to encounter inaccurately recorded or unrecorded services or services in a state of disrepair.
- 6.7 The Applicant shall be responsible for the cost of the repair of any damage that occurs during construction.

Schedule 7. Approved Plan



INFRASTRUCTURE COMPLIANCE CERTIFICATION
SERVICES CONSENT: 60.2018.271.2

Property Details:

Location/Street Address: 56 Te Ngawai Road, Pleasant Point
Type of Services: Water Connection
Discharge Sewer
Vehicle Access
Asphaltic Concrete Surfacing
Landowner: S Hilton
Valuation Ref: **Part** 24821/659.00
Legal Description: **Proposed Lot 2** of Lot 111 DP 125
TDC Parcel ID: PR82431

The issue of this certificate does not discharge the applicant from being responsible for any remedial works that may be required within the warranty period of any relevant Corridor Access Request (CAR).

The physical works undertaken in accordance with the above approval have been inspected and meet Council Standards. All required paperwork has been received by Council.

Although Infrastructure Compliance Certification was not granted at the time, all works were accepted as compliant upon Section 224(c) Certification being granted for Resource Consent 101.2018.175 on 4 July 2019.

Accordingly, all conditions of the Services Consent have been met and the works are accepted as compliant by the Timaru District Council.

Should you require further information or wish to discuss this matter further, please feel free to contact me on (03) 687 7200.



Lucas Cummings
Infrastructure Consents Technician

10 February 2026

e: infrastructureconsents@timdc.govt.nz
p: 687 7200

Copy to:

Applicant/Landowner: S Hilton

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 has 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 the Information on the Proposed District Plan review and its status :
[Timaru.govt.nz/pdp](http://timaru.govt.nz/pdp)

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

Link to find out the zoning and rules in the Current District Plan :
<https://www.timaru.govt.nz/services/planning/district-plan/district-plan-online>



Aaron Hakkaart | Planning Manager.